Church Circle | Farnborough

CHARACTER PROPERTY As one of the original properties built on Church Circle in the late 1800's and having under gone a sympathetic renovation with single story extension to the kit

Church Circle | Character Property | Two Double Bedrooms | Four-Piece Bathroom Suite | Two Reception Rooms | Open Plan Kitchen/Diner

£475,000 | Freehold

CHARACTER PROPERTY As one of the original properties built on Church Circle in the late 1800's and having under gone a sympathetic renovation with single story extension to the kitchen recently, this property truly is a gem. With open plan kitchen / diner and bi-folding doors opening onto the south facing rear garden. This privately enclosed south facing rear garden is mostly patio with a garden shed/workshop with power and side gate access. There are two reception rooms which both boast character features such as picture rails, dado rails and fireplaces, not forgetting the bay window to the living room. The entrance hall has Victorian style tiled floor and original front door. To the first floor there are two double bedrooms with fitted wardrobes and the front bedroom benefits from the bay window, a laundry room and four-piece bathroom suite comprising of roll top bath, shower, Victorian style w/c and wash basin. There is a further b

Approximate Gross Internal Area
Ground Floor = 59.2 sq m / 637 sq ft
First Floor = 44.6 sq m / 480 sq ft
Second Floor = 14.1 sq m / 152 sq ft
Total = 117.9 sq m / 1269 sq ft

N

☐ = Reduced headroom below 1.5m / 5'0

Ground Floor

Kitchen / Breakfast Room
7.67 x 3.73
25'2 x 12'3

Courtyard

Dining Room
4.01 x 3.58
13'2 x 11'9

Up

Living Room
4.32 x 2.95
14'2 x 9'8

First Floor

Up

Bedroom
3.23 x 3.00
10'7 x 9'10

Dn

Bedroom
4.34 x 4.01
14'3 x 13'2

Second Floor

Eaves

Dn

Bonus Room
3.84 x 3.56
12'7 x 11'8

Eaves

Church Circle
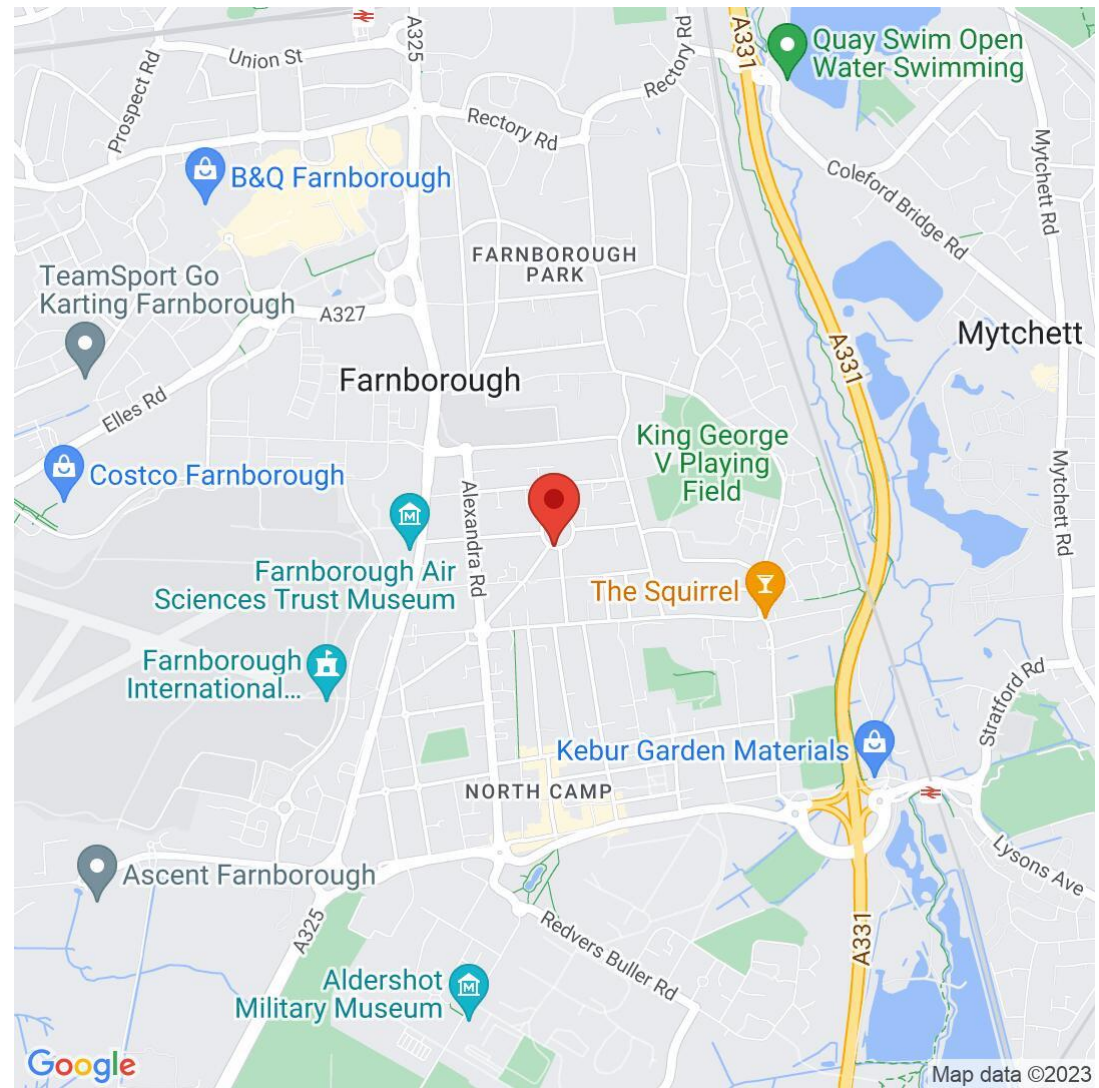
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1018865)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Potential: 70

England, Scotland & Wales

EU Directive 2002/91/EC