



**Kingfisher Close, Farnborough**  
**£200,000**



# Kingfisher Close, Farnborough

- Open plan kitchen/living
- One Double bedroom
- Freehold
- Excellent buy-to-let opportunity
- No onward chain
- Easy access to M3
- Cul-de-sac location
- Ample storage

*Martin & Co are pleased to offer to the sales market this one bedroom house in a rarely available and highly sought after location. The property comes to the market as the perfect first purchase or investment purchase benefitting from open plan kitchen/living with a large double bedroom upstairs and ample storage. This one bed Mid-terrace is perfectly located down a quiet cul-de-sac with easy access to the M3.*





This delightful one-bedroom terraced house is ideally situated in the heart of Farnborough. The surprisingly spacious house offers an excellent opportunity for first time buyers, downsizers or buy to let investors, and is offered to the market with no onward chain.

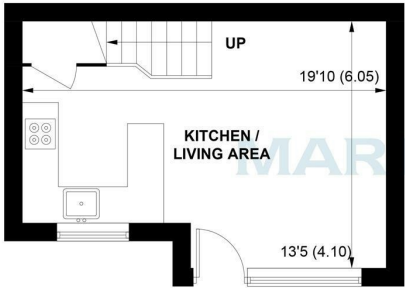
As you enter the property, you are greeted into the reception room, which is light and airy and open plan to the kitchen, with a window to the front allowing an abundance of natural light to fill the space. The kitchen is open plan and larger than average for a property of this style, with a range of cupboards, spaces for appliances and a front aspect window above the sink.

Upstairs, there is a well proportioned double bedroom with space for wardrobe storage. The bathroom is also on this floor, which has a white suite, with shower over the bath and double glazed window. Outside there is an allocated parking space.

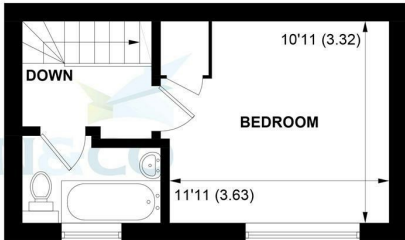
The property is situated in a cul-de-sac location and within easy access to the M3, and as such would make an ideal first time or buy to let purchase.



Kingfisher Close, Farnborough  
Approximate Gross Internal Area = 43.3 sq m / 466 sq ft



GROUND FLOOR

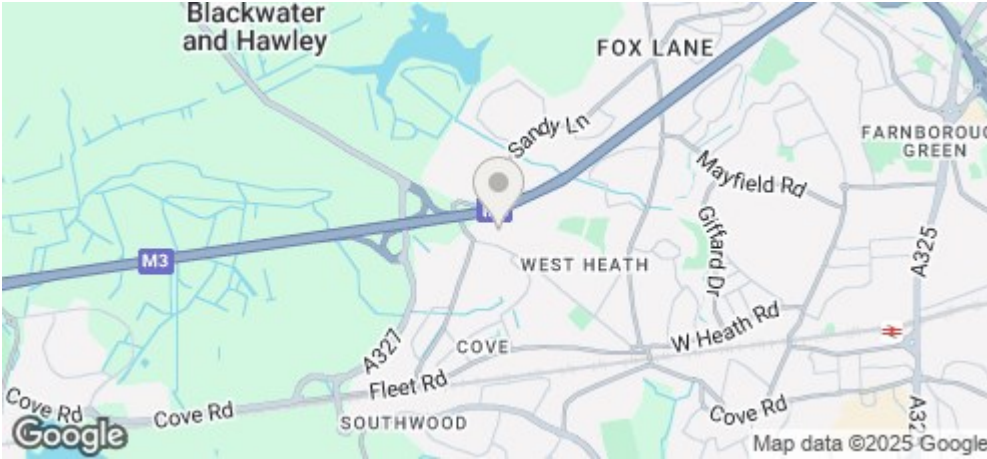


FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1138365)  
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             | 96        |
| (92 plus) A                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             |           |
| (69-80) C                                   |                                                                                                             |           |
| (55-68) D                                   |                                                                                                             |           |
| (39-54) E                                   |                                                                                                             |           |
| (21-38) F                                   |                                                                                                             |           |
| (1-20) G                                    |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 69                                                                                                          |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                             |           |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                     | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                             |           |
| (92 plus) A                                                     |                                                                                                             |           |
| (81-91) B                                                       |                                                                                                             |           |
| (69-80) C                                                       |                                                                                                             |           |
| (55-68) D                                                       |                                                                                                             |           |
| (39-54) E                                                       |                                                                                                             |           |
| (21-38) F                                                       |                                                                                                             |           |
| (1-20) G                                                        |                                                                                                             |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                             |           |
|                                                                 |                                                                                                             |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

