



Ively Road | Farnborough | Hampshire | GU14 0LJ

Offers In Excess Of £480,000  
Freehold

*Waterfords* W  
Residential Sales & Lettings



Ively Road | Farnborough  
Hampshire | GU14 0LJ  
Offers In Excess Of £480,000

A 3/4 bedroom end terraced cottage thoughtfully renovated and updated by the current owners with off road parking and Garage.

- 3/4 Bedrooms.
- Re fitted kitchen.
- Garage and off road parking.
- First Floor cloakroom
- Council Tax Band: D
- 2/3 Reception rooms.
- Downstairs bathroom.
- Good sized rear garden.
- Master bedroom with Dressing area.

Built in circa 1880 the property has an abundance of character which has been beautifully brought up to date by the current owners.

From the front door you are immediately greeted by a good sized living area with magnificent open fireplace with log burner and exposed ceiling timbers.

The current study/bedroom 4 is accessed off the front aspect of the living space and offers ample space for either purpose. The Dining room flows from a step up from the living room with doors to the rear patio and garden. From the dining room is access to a recently refitted Kitchen with all modern appliances integrated.

Before the stairway is a convenient downstairs bathroom.





## Full of Character



On the first floor a holding landing providing access to Bedrooms 2 and 3 and step up to main landing and first floor cloakroom as well as the main bedroom. The master Bedroom is a rear aspect overlooking the garden with split level feature to dressing room and walk in wardrobe.

There is off road parking immediately to the front with driveway to onside and gates which access the rear garden and garage.

The garden is an excellent size which also provides a vehicle right of way to the neighbours garage.

Immediately adjacent to the rear of the property is an enclosed patio area ideal for alfresco dining.

Situated on the edge of Southwood Country Park with a variety of beautiful walks and outdoor activities is this delightful cottage. The towns of Farnborough and Fleet are within easy reach coupled with a Morrisons supermarket within walking distance.

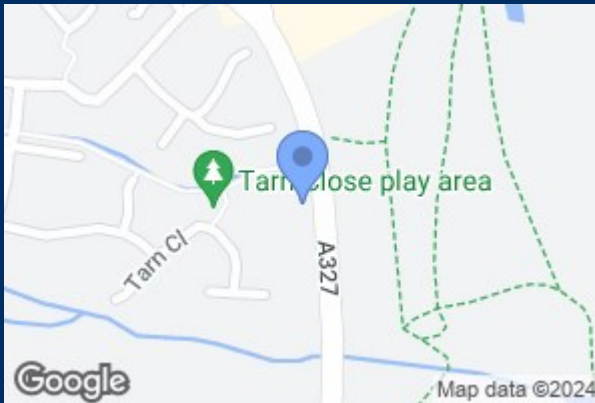


Are you looking to buy a property in Fleet or Farnborough? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!



Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





## Ively Road, Farnborough, Hampshire, GU14

Approximate Area = 1224 sq ft / 113.7 sq m  
 Limited Use Area(s) = 52 sq ft / 4.8 sq m  
 Garage = 210 sq ft / 19.5 sq m  
 Total = 1486 sq ft / 138 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Waterfords. REF: 1074129.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			83
(91-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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