



**Osbornes**  
Independent estate agents

Cunnington Road | Farnborough



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## **CUL-DE-SAC LOCATION. Situated within in a small cul de sac in a popular area of South Farnborough is this three bedroom end of terrace home.**

Three Bedrooms | Refitted Kitchen Breakfast Room | Utility Room | Refitted Bathroom & Refitted Shower Room | Enclosed Rear Garden | Off Street Parking

**£395,000 | Freehold**

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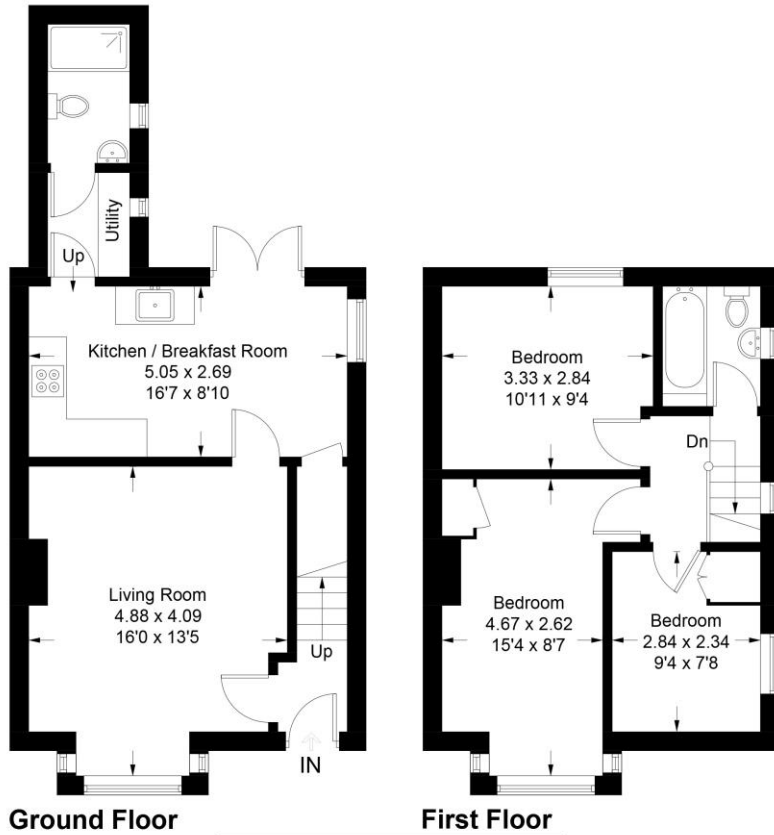
CUL-DE-SAC LOCATION. Situated within in a small cul de sac in a popular area of South Farnborough is this three bedroom end of terrace home. The property is located close to King George V playing fields and South Farnborough Junior School and offers; reception room, refitted kitchen/diner, utility area, shower room, refitted family bathroom, enclosed rear garden and off street parking. NO ONWARD CHAIN. EPC Band: D Council Tax Band: C







Approximate Gross Internal Area  
 Ground Floor = 42.6 sq m / 458 sq ft  
 First Floor = 36.9 sq m / 397 sq ft  
 Total = 79.5 sq m / 855 sq ft



Cunnington Road

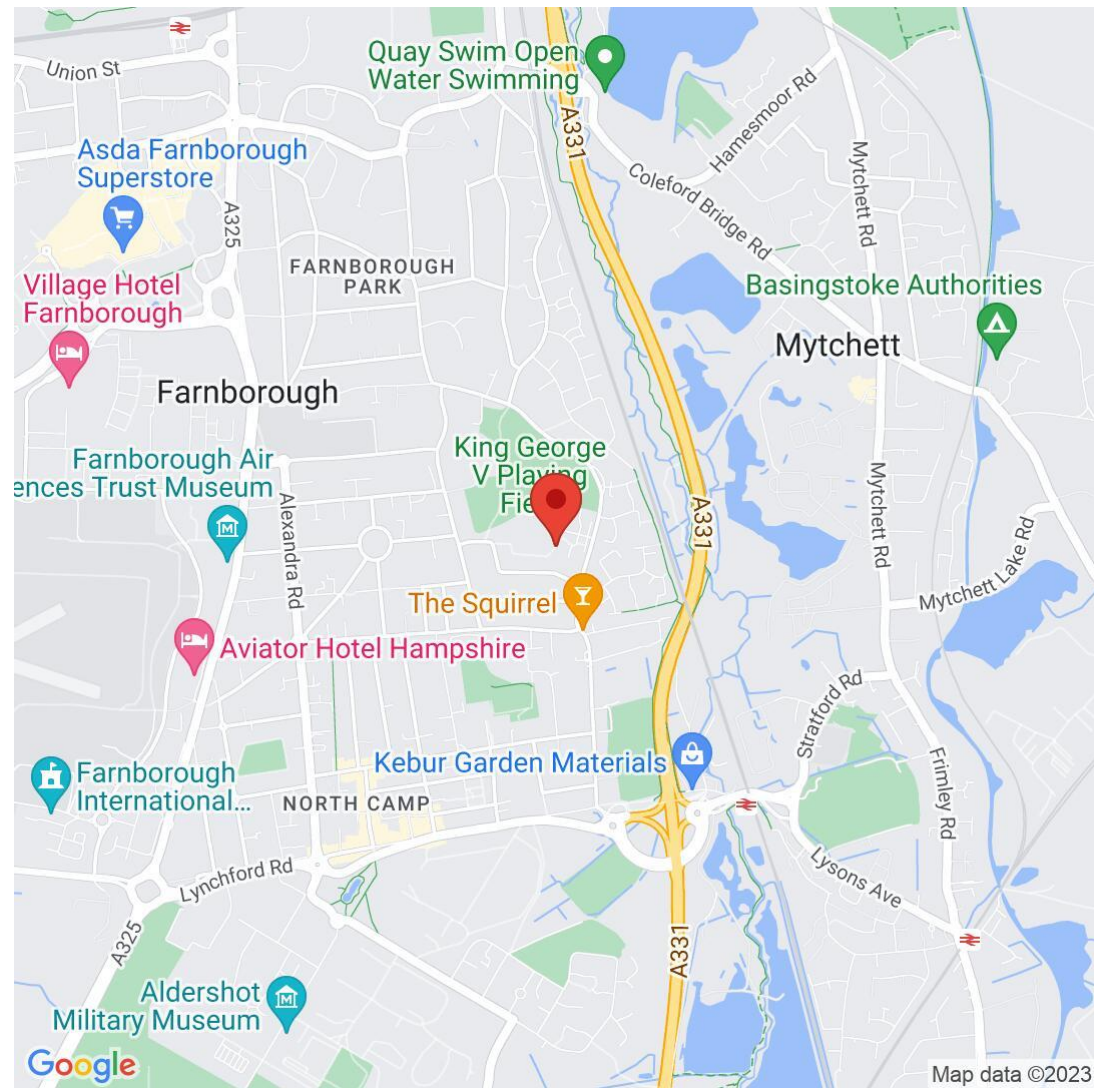
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID990185)

## Osbornes Estate Agents

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	