



Cunnington Road, Farnborough

**MARTIN&CO**

# Cunnington Road, Farnborough

- Three double bedrooms on desirable Cunnington Road, Farnborough.
- Lounge, dining room, and large kitchen.
- Full bathroom plus downstairs WC.
- Parking for two vehicles.
- Close to amenities, schools, and transport links; Council Tax C.

*This inviting three-bedroom home on Cunnington Road, Farnborough, offers a spacious lounge and dining room, a large, well-equipped kitchen, and two bathrooms (a full bathroom plus a downstairs WC). It includes parking for two cars and is conveniently located near local amenities, schools, and transport links—ideal for families or commuters*

Nestled on the desirable Cunnington Road in Farnborough, this charming house offers a perfect blend of comfort and convenience. With three spacious double bedrooms, this



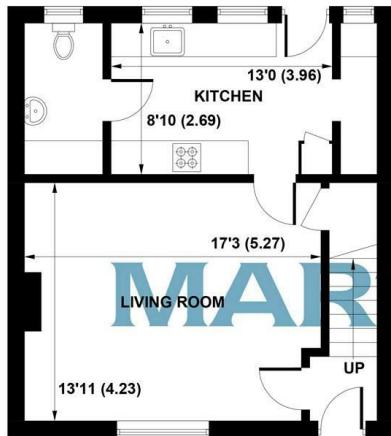
property is ideal for families or those seeking extra space. The layout includes a welcoming lounge and dining room, perfect for entertaining guests or enjoying family meals. The large kitchen is well-equipped, providing ample room for culinary creativity.

The house features two bathrooms, including a full bathroom and a convenient WC located downstairs, ensuring practicality for busy households. Additionally, the property boasts parking for two vehicles, a valuable asset in this sought-after area.

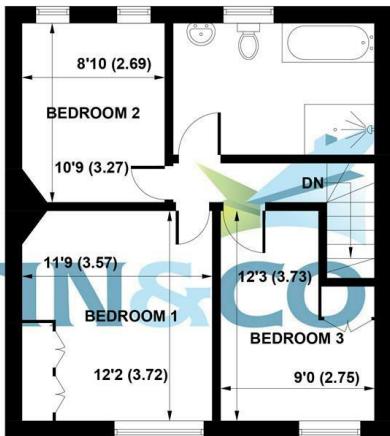
Situated in an excellent location, residents will benefit from easy access to local amenities, schools, and transport links, making it an ideal choice for both commuters and families alike. This property presents a wonderful opportunity to create a warm and inviting home in a vibrant community. Don't miss the chance to view this delightful house on Cunningham Road.

Council Tax: C





GROUND FLOOR



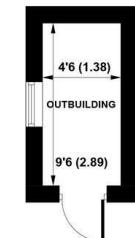
FIRST FLOOR

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 1260058)

Produced by BlueSky Estate Agency Services on behalf of Martin&Co

### Cunnington Road, Farnborough

Approximate Gross Internal Area = 89.7 sq m / 966 sq ft  
Outbuilding = 4.2 sq m / 45 sq ft  
Total = 93.9 sq m / 1011 sq ft



(Not Shown In Actual Location / Orientation)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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		
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.

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