



## 98 Cherrywood Road , Farnborough, GU14 8FD

A 3 bedroom semi detached house with parking and a rear garden situated close to local schools, transport links and local amenities. No onward chain.

**Price Guide £375,000**

# 98 Cherrywood Road

, Farnborough, GU14 8FD



- Entrance hall
- Kitchen
- Enclosed rear garden
- Cloakroom
- 3 bedrooms
- Driveway parking
- Sitting/dining room with patio doors to the rear garden
- Bathroom
- No onward chain



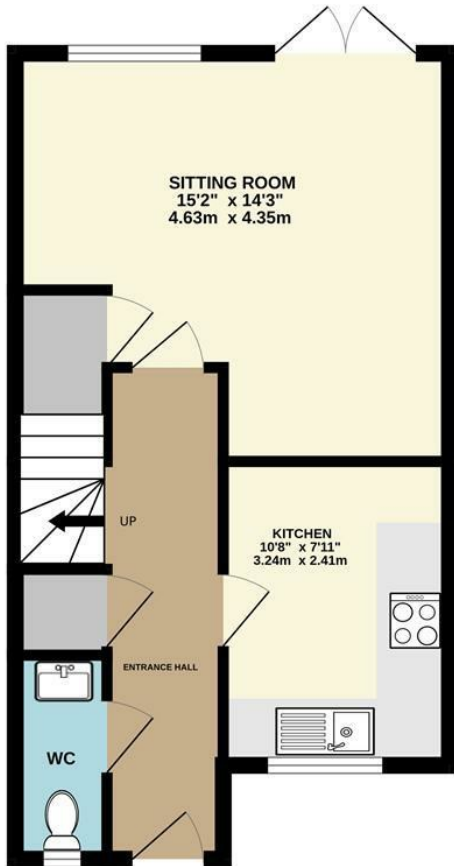
[Directions](#)

SAT NAV : GU14 8FD

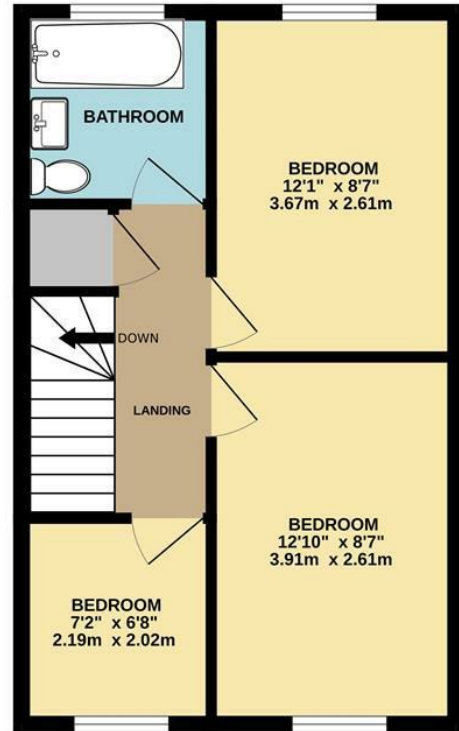


# Floor Plan

GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) <b>A</b> (81-81)	84	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-81)	
<b>B</b> (69-80)		<b>B</b> (69-80)	
<b>C</b> (55-68)	69	<b>C</b> (55-68)	
<b>D</b> (39-54)		<b>D</b> (39-54)	
<b>E</b> (21-38)		<b>E</b> (21-38)	
<b>F</b> (11-20)		<b>F</b> (11-20)	
<b>G</b>		<b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC