



## 91 Roman Way , Farnham, GU9 9RG

A spacious first floor 3 bedroom flat situated on a no through road on the outskirts of Farnham town. The flat offers flexible rooms currently arranged as 3 bedrooms and a sitting room with a balcony.

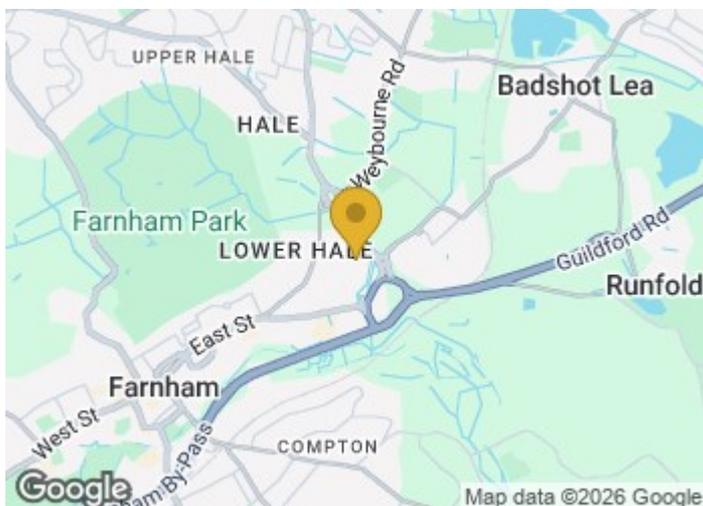
**Price Guide £215,000**

# 91 Roman Way

, Farnham, GU9 9RG



- First floor flat
- Entrance hall with walk in storage cupboard
- Kitchen
- Sitting room with balcony
- 3 bedrooms
- Bathroom with separate WC
- Communal parking
- Communal grounds
- No onward chain



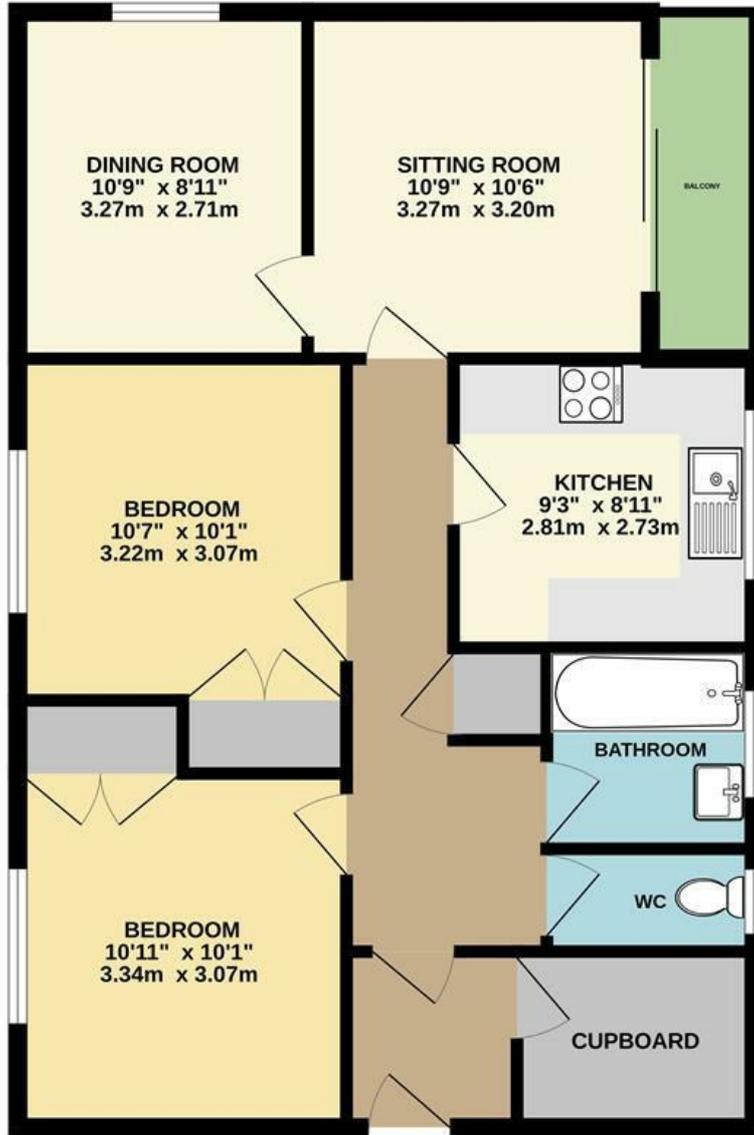
[Directions](#)





# Floor Plan

GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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	Current	Potential
Very energy efficient - lower running costs A (82 plus)		
B (69-81)		
C (55-68)		
D (39-54)		
E (21-38)		
F (11-20)		
Not energy efficient - higher running costs G		
	78	78
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 A (81-91)		
B (69-80)		
C (55-68)		
D (39-54)		
E (21-38)		
F (11-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions G		
England & Wales	EU Directive 2002/91/EC	