

## 14 Church Road, Farnborough, Kent, BR6 7DB

New to the market is this charming cottage in the heart of Farnborough Village. Selling chain free the property is ideal for a first time buyer or down sizer. Offering ease of access to local schools, village shop, pubs, restaurants and transport links.

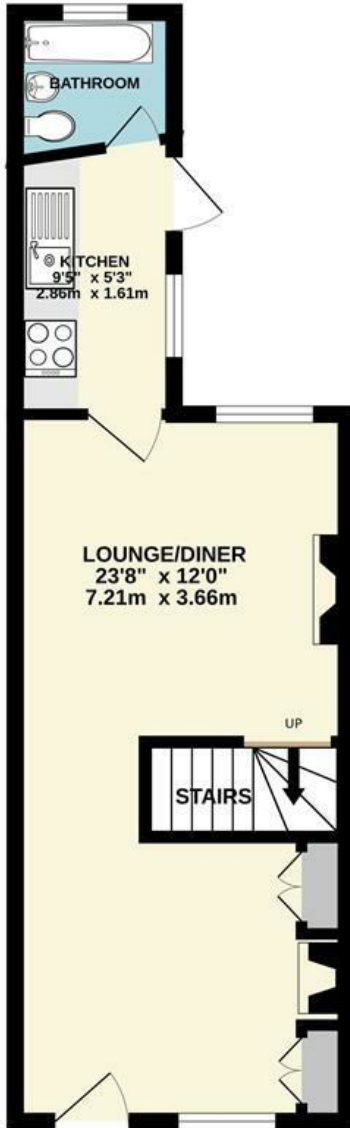
The ground floor offers open plan lounge/diner through to the kitchen with access to the rear garden and bathroom. The first floor offers two well sized bedrooms.

Externally the property offers a low maintenance c. 50 feet rear garden with workshop/shed.

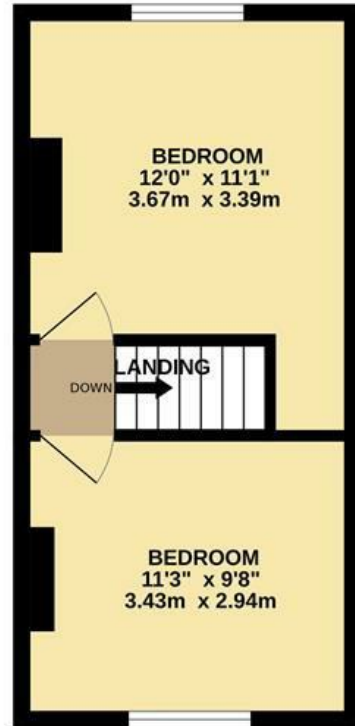
- Chain free
- Located in the heart of the village
- C. 50 foot rear garden
- Mid-terrace cottage
- Walking distance to local schools
- Walking distance to local amenities
- EPC- D
- Council tax- D

**£400,000**

GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		