



**Osbornes**  
Independent estate agents

The Pavilion  
Sherborne Road | Farnborough  
Farnborough | GU14



# This one-bedroom end of terrace character cottage in a small mews development of just six houses with parking has an open plan living space with fully fitted kitchen and integrated

End of Terrace | Parking | Open Plan Living | Three Piece Bathroom

**£225,000 | Freehold**

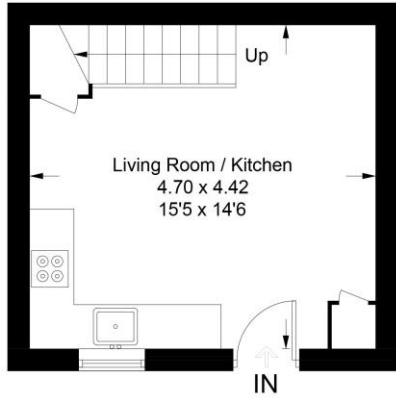
This one-bedroom end of terrace character cottage in a small mews development of just six houses with parking has an open plan living space with fully fitted kitchen and integrated appliances. A luxury fitted three-piece bathroom suite with shower over. Located on the outskirts of the ever-popular North Camp village offering excellent access to the A331 and M3. NO ONWARD CHAIN. EPC Band C - Council Tax Band B



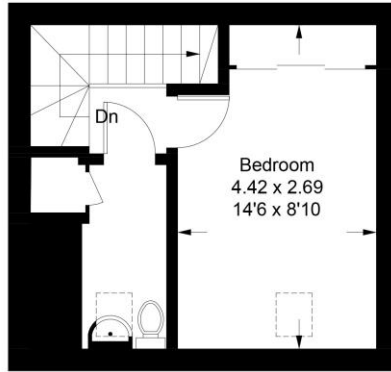




Approximate Gross Internal Area Total = 41.5 sq m / 447 sq ft



**Ground Floor**  
224 Sq ft



**First Floor**  
223 Sq ft



**The Pavilion**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID681886)

**Osbornes Estate Agents**

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

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)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	