



ROAD MAP

HYBRID MAP

TERRAIN MAP

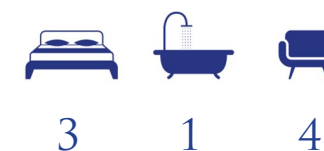


ROWHILL CRESCENT, ALDERSHOT GU11
£2,350 PCM

Camberley 01276 539111
Email: enquiries@knightsproperty.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		61	76
		EU Directive 2002/91/EC	

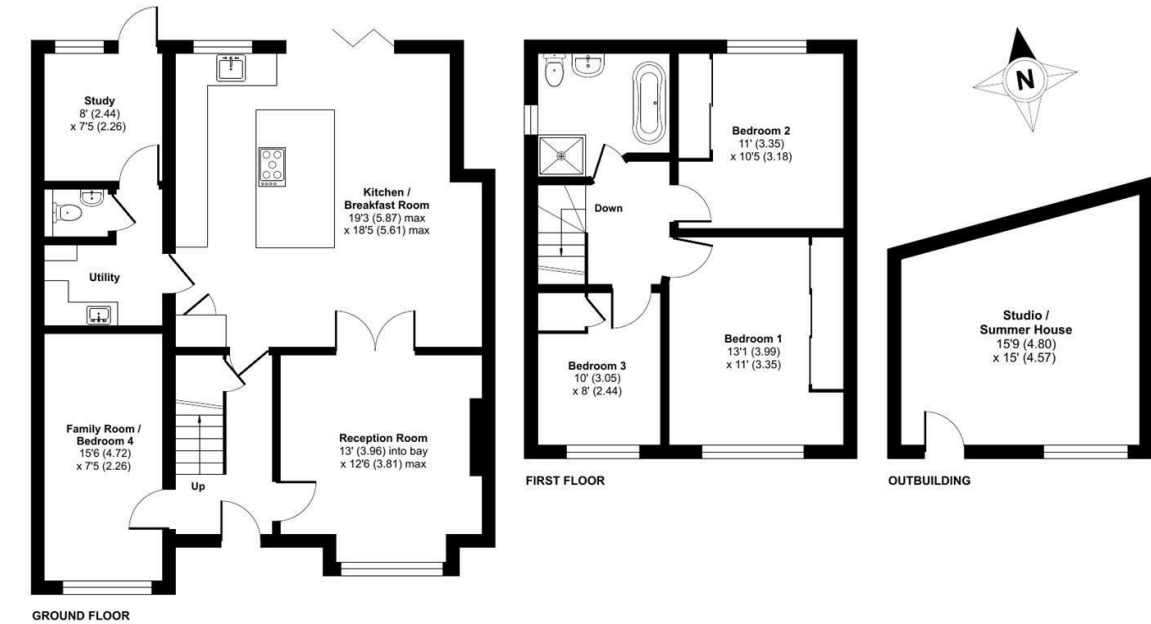




FLOORPLAN

Rowhill Crescent, Aldershot, GU11

Approximate Area = 1320 sq ft / 122.6 sq m
 Outbuilding = 206 sq ft / 19.1 sq m
 Total = 1526 sq ft / 141.7 sq m
 For identification only - Not to scale



MAIN FEATURES

- Available 26th June
- Unfurnished
- Semi Detached Property
- Stunning Open Plan Kitchen/Breakfast Room
- Three/Four Bedrooms
- Driveway Parking
- Modern Bathroom Suite
- Studio/Summer House

FULL DETAILS

Entrance Hallway

Enter via front door, stairs leading to the first floor, understairs storage and laminate flooring.

Reception Room

13'0 x 12'6 (3.96m x 3.81m)

Front aspect, shutters, feature wall, log burner and laminate flooring.

Kitchen/Breakfast Room

19'3 x 18'5 (5.87m x 5.61m)

Range of base and eye level units, granite work surfaces, central island, double oven, microwave, fridge/freezer, induction hob, extractor fan, sink, bluetooth speakers in the ceiling and porcelain tiled flooring with underfloor heating. Bi-folding doors leading to the rear garden.

Utility

Range of base and eye level units, granite work surfaces, sink and laminate flooring.

WC

Low level WC, wash hand basin with storage, heated towel rail and partly tiled walls.

Study

8'0 x 7'5 (2.44m x 2.26m)

Door leading to the rear garden and feature wall.

Family Room/Bedroom Four

15'6 x 7'5 (4.72m x 2.26m)

Front aspect, shutters, feature walls and laminate flooring.

First Floor Landing

Carpet flooring.

Bedroom One

13'1 x 11'0 (3.99m x 3.35m)

Front aspect, shutters, fitted wardrobe and carpet flooring.

Bedroom Two

11'0 x 10'5 (3.35m x 3.18m)

Rear aspect, fitted wardrobe and carpet flooring.

Bedroom Three

10'0 x 8'0 (3.05m x 2.44m)

Front aspect, shutters, cupboard and carpet flooring.

Bathroom

Shower cubicle, bath with shower attachment, low level WC, wash hand basin with storage, toothbrush charging point, vanity mirror, two heated towel rails, tiled flooring and tiled walls.

To The Front

Driveway parking.

To The Rear

Mainly laid to lawn with patio area and two sheds. Access to;

Studio/Summer House

15'9 x 15'0 (4.80m x 4.57m)

Laminate flooring.

Council Tax

Band D.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlcheom 2023. Produced for Knights Property Services. REF: 965184



ROWHILL CRESCENT, ALDERSHOT GU11

KNIGHTS PROPERTY SERVICES ****AVAILABLE 26TH JUNE AND UNFURNISHED**** For rent is this extended semi detached property, situated within a cul-de-sac setting. The well presented property comprising; reception room, family room/bedroom, WC, study and open plan kitchen/breakfast room with separate utility. The first floor has three bedrooms and a four piece bathroom suite. Additional features to note include driveway parking, studio/summer house and a rear garden with direct access to local woodlands.

Holding deposit - £542.31

5 weeks deposit - £2711.54

Minimum household income required for referencing - £70,500