



30 Canning Road, Aldershot, Hampshire, GU12 4RT

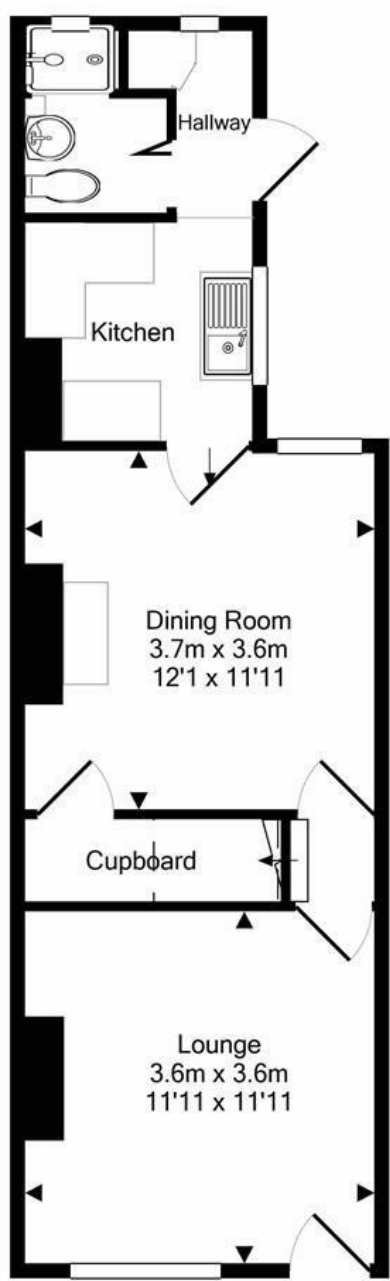
This charming three-bedroom Victorian house is available late August. On the ground floor you will find two reception rooms, a fitted kitchen and shower room, On the first floor a front aspect double bedroom, then another double bedroom which gives access to the 3rd, please refer to the floorplan to see this layout.

With local shops and transport links nearby combined with a large rear garden, double glazing and having been redecorated and carpeted just last year, why not Call Fosters now for further information and to book in your viewing.

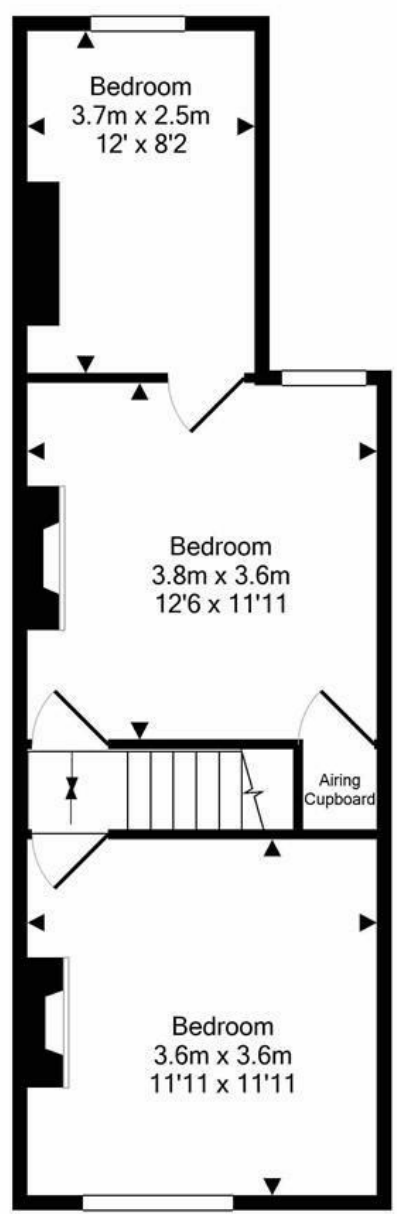
Please note - Archived Photos

£1,400 PCM

- 3 Bedrooms
- Access to 3rd bedroom via 2nd bedroom
- 2 Reception rooms
- Being redecorated
- New kitchen
- Shower room
- Large rear garden
- Five Weeks' Deposit £1615.38
- Council Tax Band C
- EPC Energy Rating Band (E) 53



Ground Floor
Approx. Floor
Area 38.5 Sq.M.
(415 Sq.Ft.)



1st Floor
Approx. Floor
Area 38.0 Sq.M.
(409 Sq.Ft.)
Total Approx. Floor Area 76.5 Sq.M. (823 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	