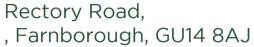


Rectory Road, , Farnborough GU14 8AJ

£1,600 Per Month







## £1,600 Per Month



- Spacious lounge/diner
- Private rear garden
- Close to mainline and Farnborough North stations
- Two three bedrooms
- Downstairs w/c
- Driveway parking
- Unfurnished









## **Description**

This detached character family home provides flexible accommodation and is located within close proximity to both Farnborough town centre and both stations. Although benefiting from three bedrooms, the third bedroom is a box room/small office.

The accommodation comprises an entrance hall with cloakroom, very spacious lounge/dining room, separate conservatory and galley style kitchen on the ground floor whilst the first floor offers the two double bedrooms, a box room/study and a family bathroom. There is also a large accessible loft space for storage.

Outside there is an enclosed rear garden that is mainly laid to lawn and driveway parking to the side of the house.

Unfurnished and available 22nd December 2025 Pets considered

Council tax band: D EPC rating: D Minimum tenancy length - 12 months with a 6 month break clause

Deposit = 5 weeks rent - £1,846 First Months rent - £1,600 Holding deposit - £369 (will be deducted from the first months rent upon move in)





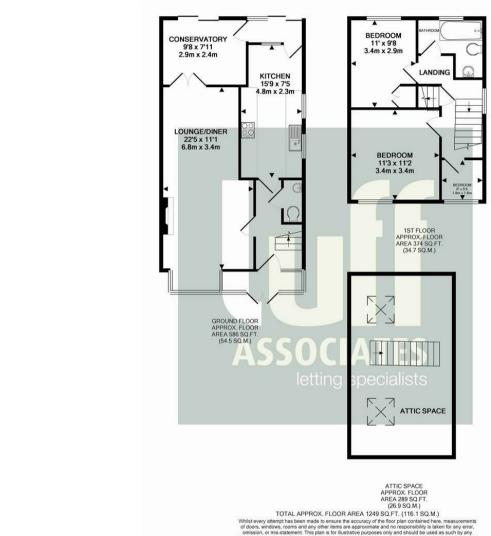




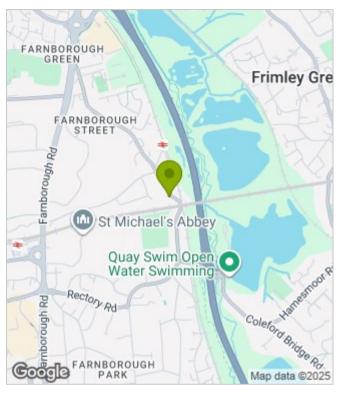




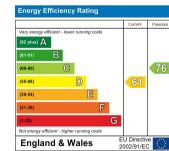
## Floor Plans Area Map

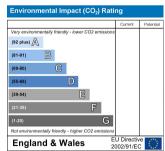


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## **Energy Performance Graph**







Disclaimer: The Rent advertised does not include the Tenancy Deposit or any fee's or charges which are payable. Further information can be obtained from the agent or at the point of viewing. These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract Luff Associates Ltd have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only and all photographs show parts of the property as they were at the time they were taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant sent has been obtained