



**Woodland Walk, Aldershot**

**£2,000 PCM**

**MARTIN&CO**



# Woodland Walk, Aldershot

House - Detached

4 Bedrooms, 4 Bathroom

£2,000 PCM

Date Available: 8th April 2024

Deposit: £2,307

Not specified

- Deposit £2,307
- EPC Rating C 77
- Council Tax Band E
- Available Immediately
- Newly Decorated
- Newly Fitted Carpets
- Four Bedrooms
- Detached House
- Driveway Parking
- Fully Enclosed Rear Garden

Martin & Co are delighted to offer to the market this newly decorated four bedroom detached family home situated in the sought after Woodland Walk Estate. Internally the property benefits from four bedrooms all with built in storage, ensuite to master, family bathroom, downstairs WC, large kitchen/ dining room with door leading to utility room and large living space. Externally the property benefits from a fully enclosed rear garden, driveway parking and access to garage via up an over door. Available immediately on an unfurnished basis.

Minimum household income for references required - £60,000

Holding deposit (one weeks rent) - £461





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		

77 75

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

87 85

England & Wales EU Directive 2002/91/EC

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.