



**Arncliffe, Bracknell**

**£1,850 Per Month**

  
**MARTIN&CO**

# Arncliffe, Bracknell

House - End Terrace

4 Bedrooms, 4 Bathroom

£1,850 Per Month

Date Available: 7th August 2024

Deposit: £2,134

Unfurnished

- End-Terrace Family House
- Deposit: £2,134
- Council Tax Band: D
- EPC: C (71)
- Four Bedrooms
- Large Living Area
- Open Plan Kitchen/Dining Room
- Unfurnished
- Spacious Enclosed Garden and Decking Area

Martin & Co are delighted to offer to the market this fantastic four bedroom end of terrace family home, situated only a 5 minute drive from Bracknell Train Station. This property is in a prime location as it is within walking distance to the popular Bracknell town centre, Mill Park, and local shops and schools.

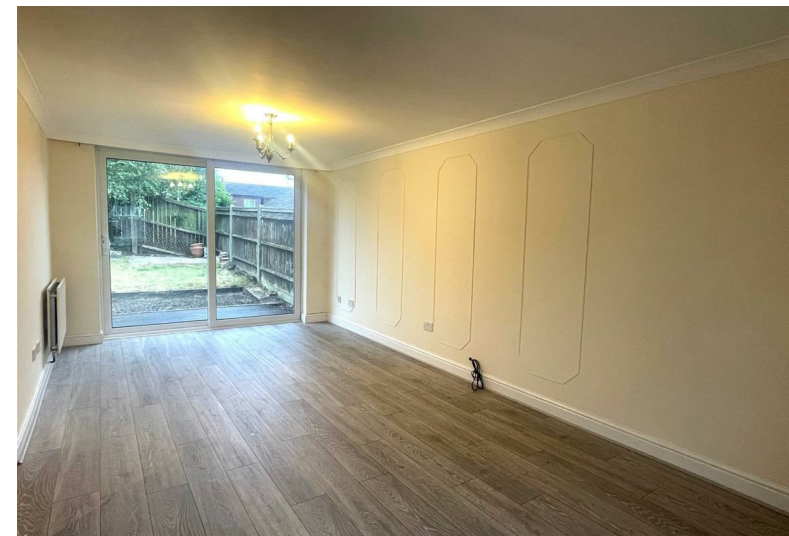
Internally, this property benefits from a large living room and an open plan kitchen/dining room, both of which have doors that lead out to an enclosed, private rear garden with decking area, WC, four bedrooms and a family bathroom.

This property is available from the 7th of August 2024 on an unfurnished basis.

Minimum household income required for referencing:

£55,500

Holding deposit: £426





**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		

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

Martin & Co Aldershot Lettings  
173 Victoria Road, Aldershot, Hampshire, GU11 1JU  
01252 311974 . aldershot@martinco.com

01252 311974  
<http://www.martinco.com>



**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.

