



St Georges Road, Aldershot

£1,650 PCM


MARTIN&CO

St Georges Road, Aldershot

House - End Terrace

3 Bedrooms, 3 Bathroom

£1,650 PCM

Date Available: 2nd August 2024

Deposit: £1,903

Unfurnished

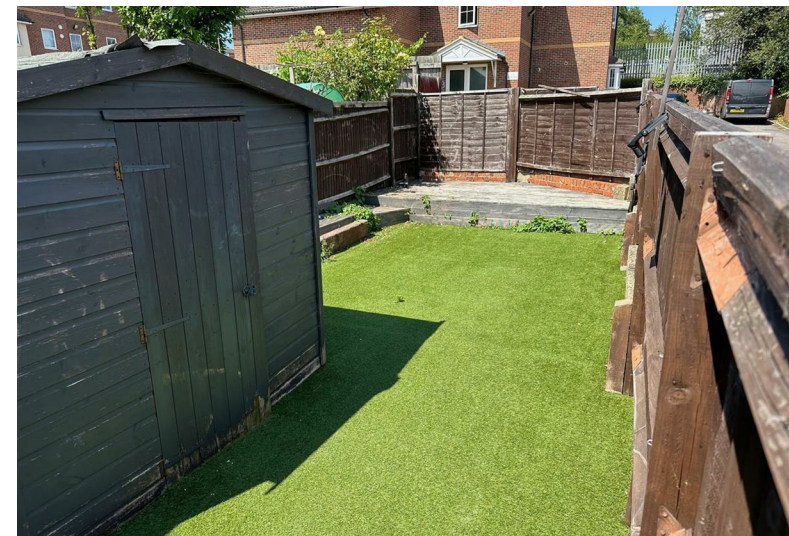
- EPC Rating D 58
- Council Tax Band C
- Deposit £1903
- Gas Heating
- Double Glazed
- Three Bedrooms
- Kitchen/Breakfast Room
- Four Piece Bathroom
- New Carpets

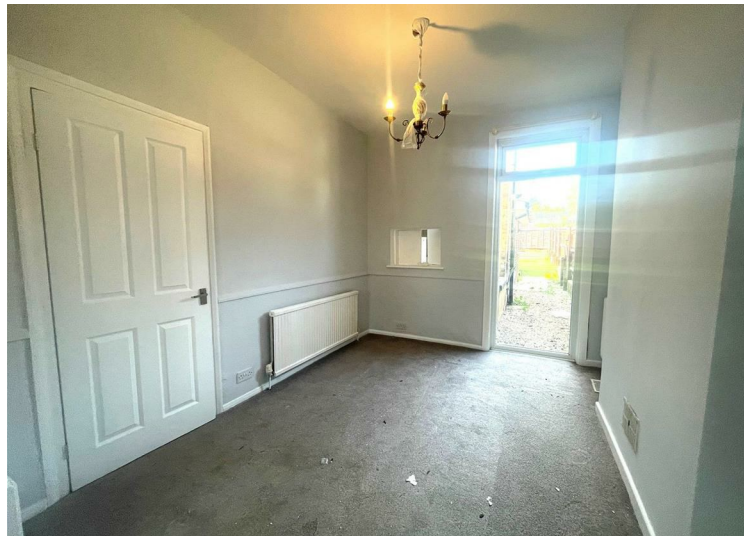
IN FINAL STAGES OF COMPLETE REDECORATION. This end of terrace character property is situated in a sought after road in Aldershot, walking distance to the train station. Accommodation comprises of 3 bedrooms, lounge, dining area and large kitchen breakfast room. The downstairs bathroom has a 4 piece suite and there is an enclosed rear garden. Parking is via permit that can be obtained from Rushmoor Borough Council.

Available from the 2nd August 2024 on an unfurnished basis.

Minimum household income required: £49,500

Holding deposit: £380





Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 80 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 75 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 50 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

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.

