



Guildford Road

£1,300 PCM


MARTIN&CO

Guildford Road

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£1,300 PCM

Date Available: 27th September 2024

Deposit: £1,500

Unfurnished

- Deposit £1500
- EPC rating D 64
- Council tax band C
- Walking distance to Ash Train Station
- Gas central heating
- UPVC double glazing
- Close to local amenities
- Modern kitchen/diner
- New bathroom
- Two good sized double bedrooms

RECENTLY RE-DECORATED AND RE-CARPETED! This two bedroom character cottage situated on the the borders of Normandy. Accommodation comprises of a good sized living room, 'Shaker' style kitchen/diner, brand new bathroom suite and two spacious double bedrooms. The property is ideally located for access to local amenities and is within walking distance of Ash station. Further benefits include stripped wood flooring, gas central heating, UPVC double glazed windows and a private courtyard garden to the rear.

Brand new fridge freezer and washing machine have been provided.

Available Immediately on an unfurnished basis.
Minimum household income for references required - £39,000
Holding deposit (one weeks rent) - £300
Council Tax Banc D
EPC D 64





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	62

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	83	81

EU Directive 2002/91/EC



1ST FLOOR
APPROX. FLOOR
AREA 266 SQ.FT.
(24.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and so guarantee as to their operability or efficiency can be given.
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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.