



Park Road, Farnborough

£1,350 PCM

  
**MARTIN&CO**



Park Road, Farnborough

House

2 Bedrooms, 2 Bathroom

£1,350 PCM

Date Available: 30th May 2025

Deposit: £1,557

Unfurnished

- EPC Rating E - 51
- Council Tax Band C
- Deposit £1,557
- Two Reception Rooms
- Two Double Bedrooms
- Private Enclosed Rear Garden
- Off road parking
- Popular residential area

Martin & Co are delighted to bring to the market this two bedroom semi-detached house situated within close proximity to Farnborough town and walking distance of the North Camp station.

Internally, this property benefits from two reception rooms, kitchen with appliances, bathroom on the ground floor and two double bedrooms. Externally the property benefits from a fully enclosed rear garden and off road parking.

Available from the 30th of May on an unfurnished basis.  
Holding deposit: £311  
Minimum household income required for referencing: £40,500\*

\*This is a guide only and is subject to a full affordability assessment on application, which includes any other credit commitments and credit history.



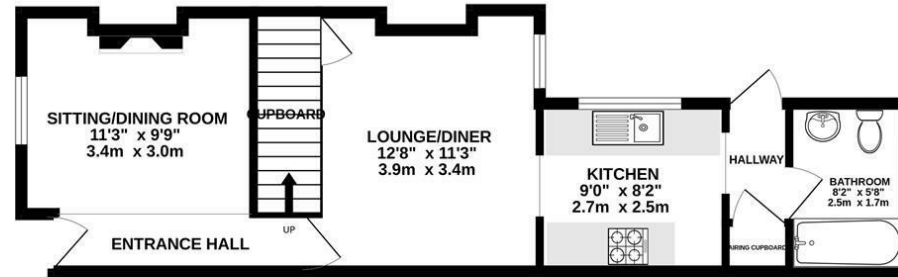




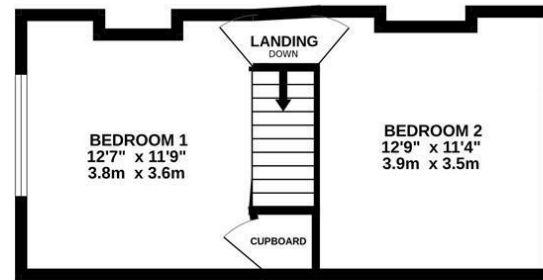
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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

GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.  
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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.