



**Trueman  
Letting  
Company**



## 5 Arlington Terrace Aldershot

**£1,495 PCM**

A tucked away and deceptively spacious two bedroom two bathroom character property overlooking Manor Park Gardens and within walking distance of Aldershot Town Centre, all amenities and Railway Station. EPC D, COUNCIL TAX C



• Entrance Hallway with wooden flooring • Sitting room/dining room with open fireplace • Kitchen with gas hob and electric oven under, dishwasher, fridge/freezer • Utility area with washing machine and tumble drier - back door access to garden • Downstairs Bathroom with shower over the bath



- Master Bedroom with two wardrobe cupboards, wooden flooring
- Second Double Bedroom with wooden flooring
- Large Shower Room with double walk in shower
- Rear garden with rear access. On road parking to front for small car.
- Pets considered EPC D TAX BAND C



GROUND FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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