



**Osbornes**  
Independent estate agents

College Road | Ash Vale

# A well-presented three-bedroom character home situated in a popular residential road in Ash Vale

Three Bedrooms | Two Reception Rooms | Refitted Kitchen | Refitted Bathroom | Enclosed Rear Garden | Available Now

**£1,800 per month**

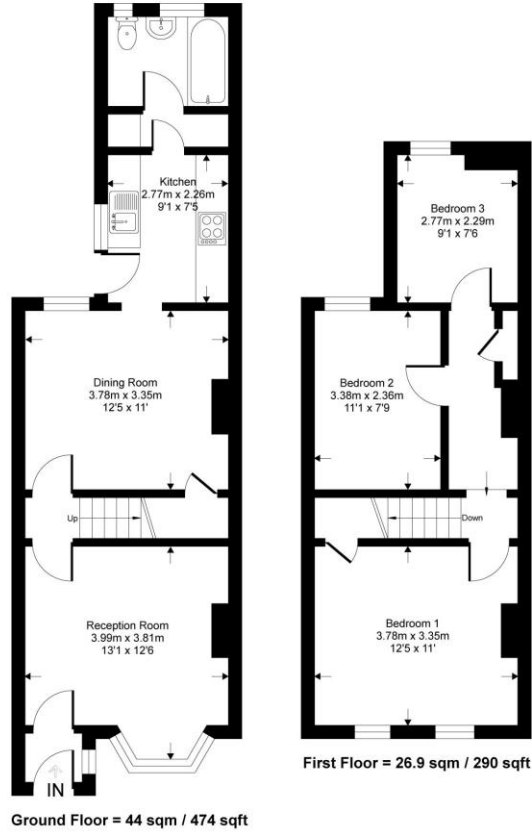
A well-presented three-bedroom character home situated in a popular residential road in Ash Vale, offering spacious accommodation, a good-sized rear garden and a convenient location for local amenities and transport links. The property is approached via a front garden with pathway leading to the entrance. Inside, the home retains a number of character features, including high ceilings, sash-style windows, feature fireplaces and exposed wooden floorboards to the ground floor. The accommodation comprises a bright front reception room with bay window and feature fireplace, leading through to a separate dining room with further fireplace and access to the kitchen. The kitchen is fitted with a range of units, work surfaces, integrated oven and hob, extractor, sink and space for appliances. To the rear of the property there is a bathroom fitted with a white suite including bath with shower screen, wash hand basin and WC. To the first floor there are three bedrooms, including a generous main bedroom, a second double bedroom and a third bedroom suitable as a child's room, study or dressing room. The bedrooms are neutrally decorated with grey carpets and white woodwork. Externally, the property benefits from an enclosed rear garden with lawn, gravel borders and timber shed. The garden offers a pleasant outside space and is accessed from the rear of the property. College Road is well placed for Ash Vale village amenities, local schools, canal walks and nearby train stations, making it suitable for tenants looking for a character home with practical access to surrounding towns including Farnborough, Aldershot, Guildford and Camberley. Council Tax: TBC EPC Band: D Deposit Amount: £2,076.92 Holding Fee: £415.38





## College Road

Approximate Gross Internal Area = 70.9 sq m / 764 sq ft



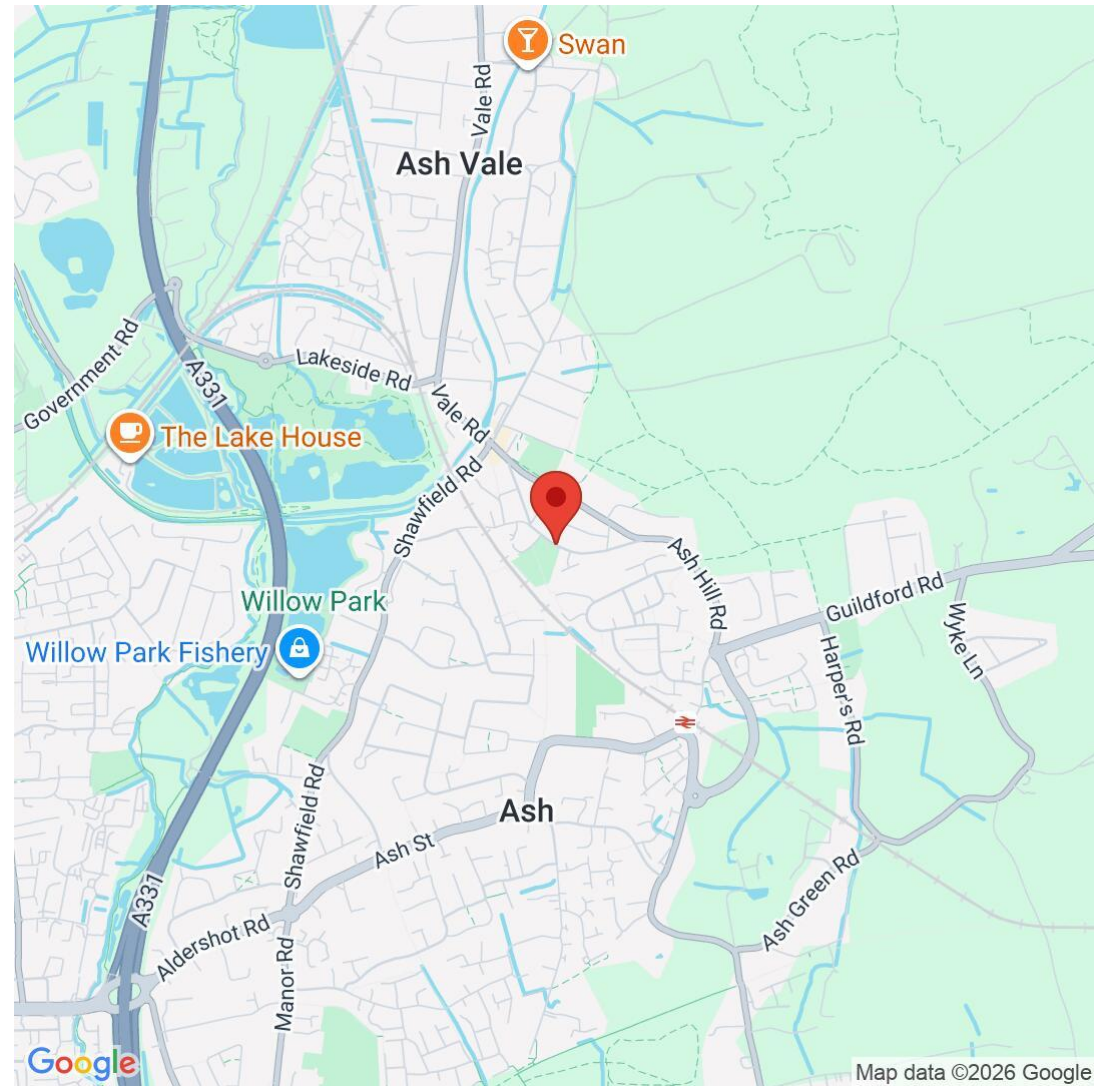
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	