



Wolseley Road, Aldershot

£1,500 Per Month


MARTIN&CO

Wolseley Road, Aldershot

- Security Deposit £1,730
- EPC - C 69
- Council Tax - C
- Two Double Bedrooms
- Private Garden
- Gas Central Heating
- Town Centre Location
- Close to Aldershot Train Station

Martin & Co are proud to bring to the market this two-bedroom mid-terraced home, ideally located in the heart of Aldershot. The property offers a warm and welcoming living space, including a cosy lounge, a generously sized kitchen with direct access to a private rear garden, a family bathroom that features a bath with an overhead shower. Upstairs, you'll find two well-proportioned double bedrooms, one with a built-in wardrobe and the other with a free-standing unit. Further benefits include gas central heating and a highly sought-after location. Situated just a short stroll from Aldershot town centre, the home is close to a wide range of shops, cafés, and local amenities. Aldershot train station is also within easy reach, offering fast and convenient connections to London and the surrounding areas.

Available immediately on an unfurnished basis.
Minimum household income for references required - £45,000**

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	



Martin & Co Aldershot Sales
173 Victoria Road, Aldershot, Hampshire, GU11 1JU
01252 311974 . aldershot@martinco.com

01252 311974
<http://www.martinco.com>



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.