



**Guildford Road**

**£1,200 PCM**

  
**MARTIN&CO**

# Guildford Road

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£1,200 PCM

Date Available: 27th September 2024

Deposit: £1,384

### Unfurnished

- Deposit £1,384
- 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 - £36,000  
Holding deposit (one weeks rent) - £276  
Council Tax Band C  
EPC D 64





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(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>	64	62
(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>	83	81
(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



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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**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.