



Larch Way

£1,850 PCM


MARTIN&CO

Larch Way

House - Detached

4 Bedrooms, 4 Bathroom

£1,850 PCM

Date Available: 11th December 2024

Deposit: £2,134

Not specified

- Deposit £2134
- Council Tax - E
- EPC - D
- Four Bedroom
- Off Road Parking
- Large Enclosed Garden
- Garage

Martin & Co are pleased to bring this four bedroom detached property onto the market. Situated in a quiet residential area, this property is just a short walk from local shops, amenities and excellent transport links.

Internally, this property benefits from a living room and dining area, kitchen, an upstairs and downstairs bathroom, two double and two single bedrooms. Externally, this property benefits from a generous fully enclosed rear garden, off-road parking and a garage.

Available on the 11th of December on an unfurnished basis.

Minimum household income for references required - £55,500

Holding deposit (one weeks rent) - £426





Energy Efficiency 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

Environmental Impact (CO₂) 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 Lettings
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.

