



Woburn Avenue, Farnborough

£1,750 PCM


MARTIN&CO

Woburn Avenue, Farnborough

House - Mid Terrace

3 Bedrooms, 3 Bathroom

£1,750 PCM

Date Available: 17th September 2026

Deposit: £2,019

Unfurnished

- EPC C69
- Council Tax Band C
- Deposit £2019
- Three Double Bedrooms
- Garage & Driveway
- Garden
- Double Glazed
- Gas Heating
- Unfurnished

Martin & Co are please to bring to the market, this rarely available three double bedroom situated in the popular Avenue Farm development. The property is walking distance to many of the best local schools. Walking distance to King George V playing fields, Priory Street Park and Squirrels pre-school.

The A331 is accessed close by and junction 4 of the M3 is just over 2 miles away. Further benefits include refitted bathroom and kitchen, neutral decoration and carpets throughout, garage with power and driveway parking. The kitchen has a Fridge/Freezer, washing machine, gas hob and stainless steel electric oven. Call now to view.

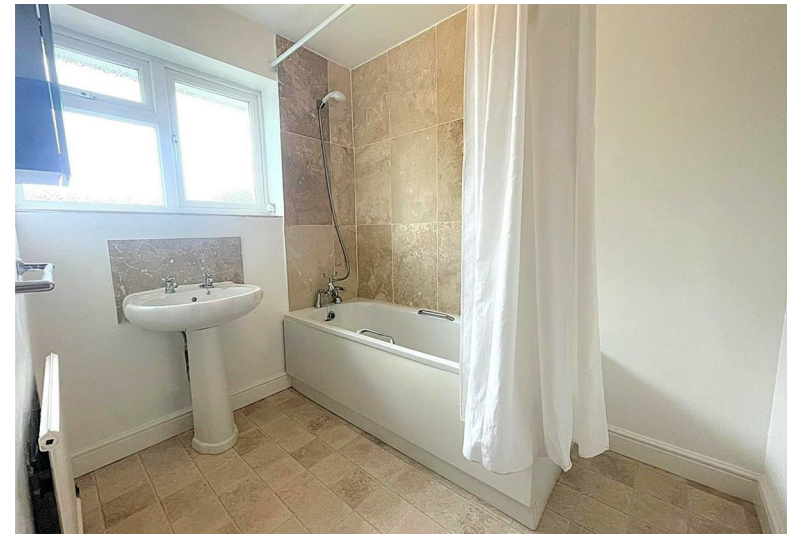
Available 17th September on an unfurnished basis.

Minimum household income for references required - £52,500**

Holding deposit (one weeks rent) - £403

**This is a guide only and is subject to a full affordability assessment on application, which includes any other credit commitments and credit history.

Disclaimer: Photos shown were taken before the current tenant moved in.



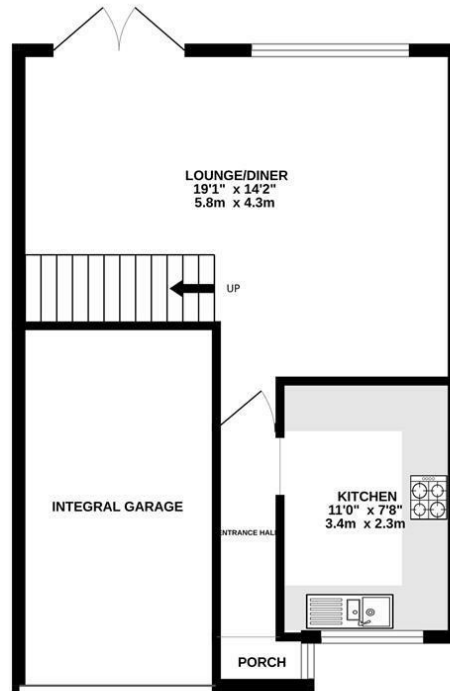


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

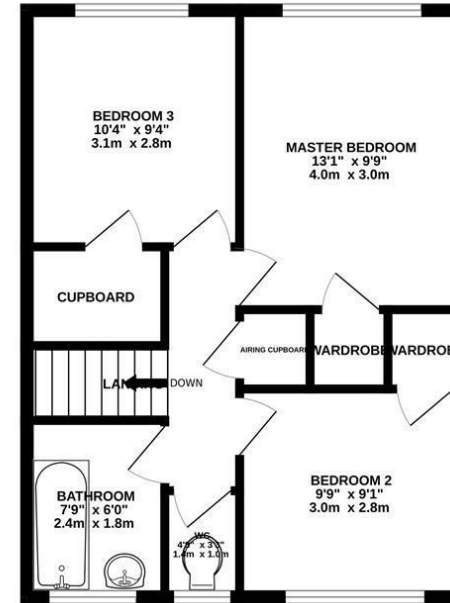
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



3 BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA : 1009 sq.ft. (93.8 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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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.