



**Station Road East, Ash Vale,
Aldershot**

01 200 500


MARTIN & CO

Station Road East, Ash Vale,
Aldershot

House - Terraced
2 Bedrooms, 2 Bathroom

£1,300 PCM

Date Available: 14th February
2024

Deposit - £1,500

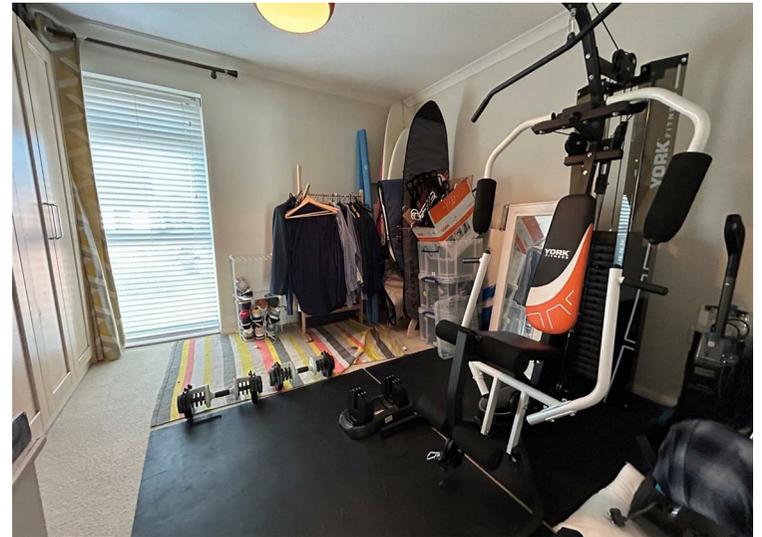
- EPC Rating C - 72
- Deposit - £1500
- Council Tax Band C
- Two Bedrooms
- Fully Enclosed Rear Garden
- Garage In Block



Martin & Co are delighted to offer to the market this fantastic two bedroom house in the sought after award winning Avondale estate. Internally the property benefits from a modern kitchen, living space, family bathroom with three piece suite and two double bedrooms. Externally the property benefits from a fully enclosed rear garden and garage with up and over door. Available 14th February 2024 on an unfurnished basis.

Minimum household income for references required - £39,000
Holding deposit (one weeks rent) - £300.00





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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		
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Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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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.

