



Vale Road, Ash Vale, Aldershot

£1,600 Per Month


MARTIN&CO

Vale Road, Ash Vale, Aldershot

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£1,600 Per Month

Date Available: 26th April 2024
Deposit: £1,846
Unfurnished

- Council tax band - D
- Deposit amount - £1846
- EPC rating - D 57
- Available immediately
- Newly decorated
- Semi-detached
- Three bedrooms
- Large garden
- Driveway parking & garage
- Large semi-open living/dining space

Martin & Co are delighted to offer to the market this newly decorated, unfurnished, three bedroom semi-detached family home situated in Ash Vale. Internally this property benefits from 3 double bedrooms, one being a large double with built in storage space, family bathroom with walk in shower, large semi-open living/dining area with door leading to kitchen and additional lean to/study area. Externally this property features from driveway parking, garage and a large rear garden.

This property is available immediately on an unfurnished basis.

Minimum household income required for referencing -
£48,000
Holding deposit - £369
Deposit - £1,846





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		
	61	86

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		

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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.

