



Sandford Road, Aldershot

£1,350 PCM


MARTIN&CO

Sandford Road, Aldershot

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£1,350 PCM

Date Available: 23rd September 2024

Deposit: £1,557

Unfurnished

- EPC Rating D - 66
- Council Tax Band C
- Deposit £1557
- Two Reception Rooms
- Two Double Bedrooms
- Jack and Jill Toilet
- Modern Family Bathroom
- Private Enclosed Garden

Martin & Co are delighted to bring to the market this two bedroom, mid terrace character house situated within walking distance of the Aldershot town centre and Mainline train station.

Internally, this property benefits from two reception rooms, kitchen with appliances, modern family bathroom and two double bedrooms with jack and jill toilet. Externally the property benefits from a fully enclosed rear garden and on street parking.

Available from the 23rd September 2024 on an unfurnished basis.

Minimum household income required: £40,500

Holding deposit: £311





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		
		84
	66	

England & Wales EU Directive 2002/91/EC

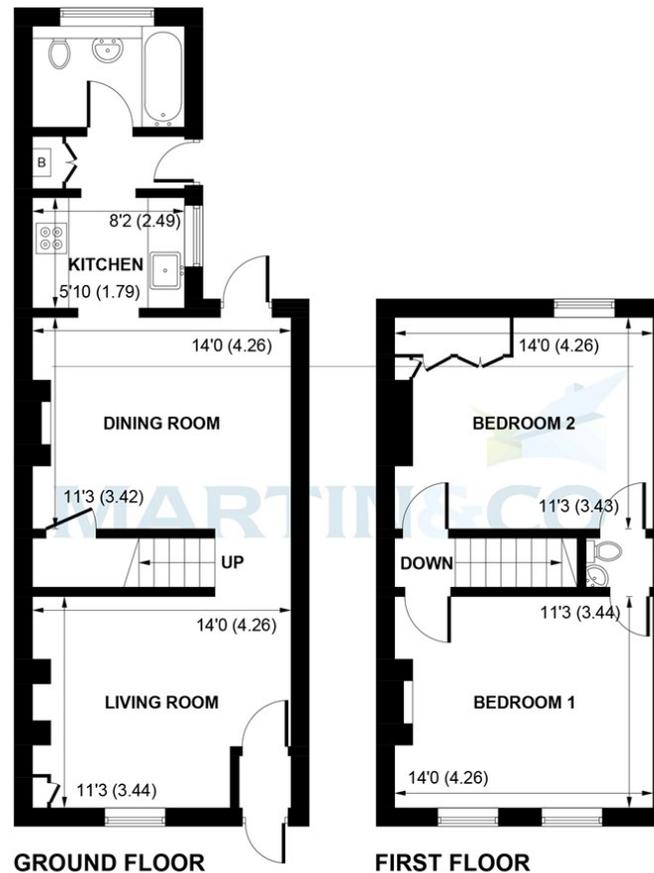
Environmental Impact (CO₂) Rating

	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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Approximate Gross Internal Area = 80.2 sq m / 863 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 903730)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

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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.