



St. Johns Road, Farnborough

£1,350


MARTIN&CO

St. Johns Road, Farnborough

House

2 Bedrooms, 2 Bathroom

£1,350

Date Available:

Deposit: £1,557

Unfurnished

- Deposit £1,557
- Council Tax: Band C
- EPC: C-80
- Two Bedrooms
- Private Rear Garden
- Close to local amenities
- New Carpets fitted

Martin & Co are pleased to present this charming mid-terrace property, located in a sought-after area of Farnborough.

Situated in a vibrant neighbourhood, this home offers easy access to local amenities, including shops, cafes, and parks. Farnborough's mainline train station is also just a short distance away, providing excellent transport links to London and surrounding areas, making it ideal for commuters. Additionally, the area boasts a variety of schools and recreational facilities, ensuring everything you need is well within reach.

Internally, this property benefits from a spacious living/dining room, kitchen, WC, two bedrooms and a family bathroom.

Externally, this property benefits from off road parking and a generous private rear garden.

This property is available immediately on an unfurnished basis. Minimum household income required for referencing: £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		
	75	91

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.

