



Manor Road

3 Bedroom, 2 Bathroom, Bungalow - Detached

£2,000 PCM



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Date Available: 3rd February 2024

Deposit: £2,307

Unfurnished

Council Tax Band:

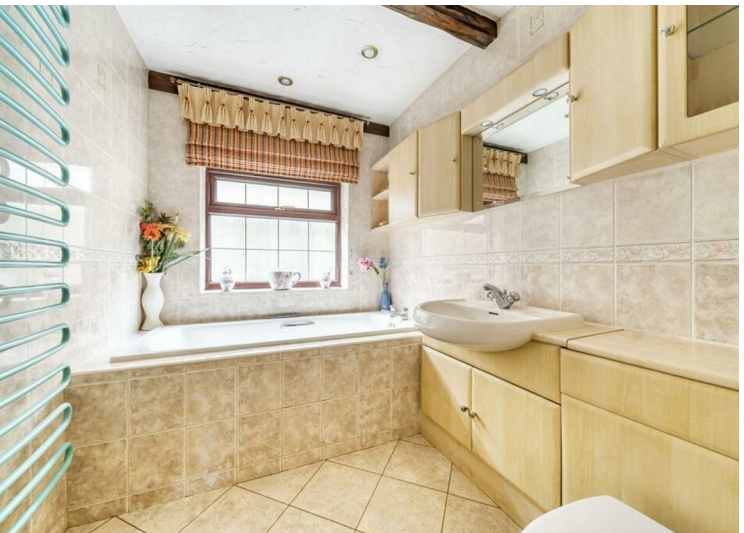
- EPC C 71
- Deposit £2307
- Council Tax Band D
- Detached Bungalow
- Three Bedrooms
- Modern Bathroom
- Modern Shower Room
- Fully Enclosed Rear Garden
- Driveway Parking
- Available 6th January 2024

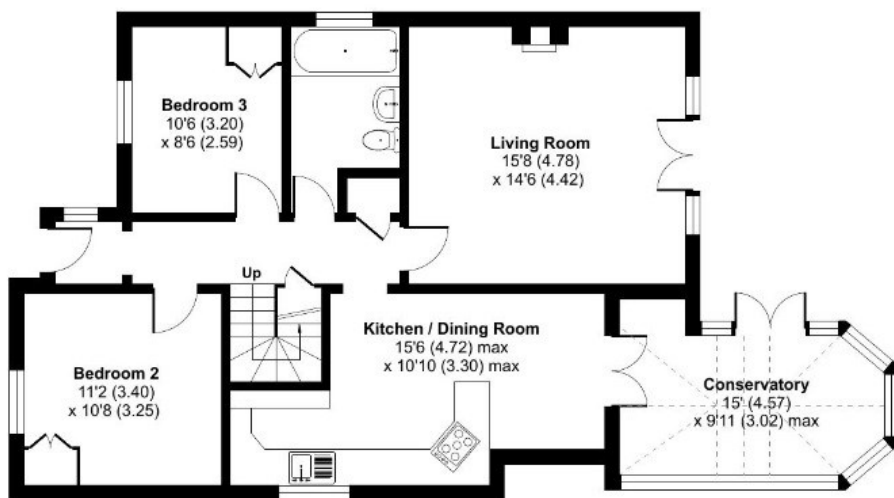
Martin & Co are delighted to offer to the market this fantastic three bedroom detached bungalow situated within close proximity of Ash Manor School, Ash Train Station and local amenities. Internally the property benefits from three double bedrooms each with storage and walk in wardrobe to master. Further benefits include a large living space with fireplace, large kitchen, conservatory with underfloor heating, modern family bathroom and modern shower room. Externally the property benefits from a fully enclosed rear garden with outside storage and large driveway offering parking for multiple vehicles. Available 3rd February 2024 on an unfurnished basis.

Minimum household income for references required - £60,000
Holding deposit (one weeks rent) - £461.00

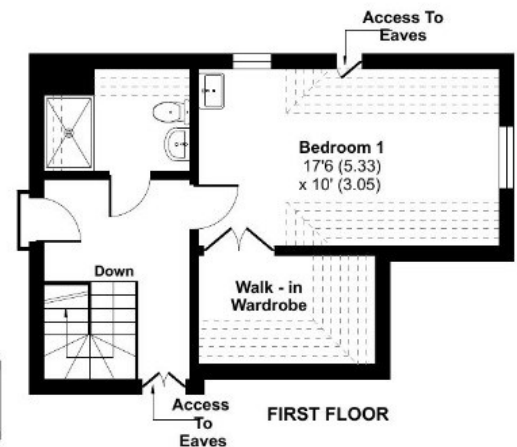
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	83
		EU Directive 2002/91/EC	

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



FIRST FLOOR

01252 311974

<http://www.martinco.com>

Martin & Co Aldershot Lettings

173 Victoria Road, Aldershot, Hampshire, GU11 1JU

01252 311974 . aldershot@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.

