



**Sunderland Place, Farnborough**  
**PCM £1,800 PCM**

# Sunderland Place, Farnborough

## 3 Bedroom, 2 Bathroom

£1,800 PCM

- Deposit £2,076
- EPC Rating C - 82
- Council Tax Band D
- Three Large Bedrooms
- Balcony
- Garden With Patio Area
- Ensuite To Master
- Parking
- Modern Kitchen

Martin & Co are delighted to offer to the market this fantastic three-bedroom end of terrace house, situated in the highly sought-after Redrow development in Farnborough, known for its peaceful surroundings.

Farnborough is a vibrant town offering a range of local amenities, including shops, schools, and restaurants, all within easy reach. For commuters, the location provides excellent transport links, with Farnborough mainline station offering quick access to London Waterloo and other major destinations.

Internally, the property boasts three generously sized double bedrooms, with the master bedroom benefiting from an ensuite. There is also a family bathroom, WC, and an open-plan kitchen/living room that is well-equipped with modern fixtures and fittings.

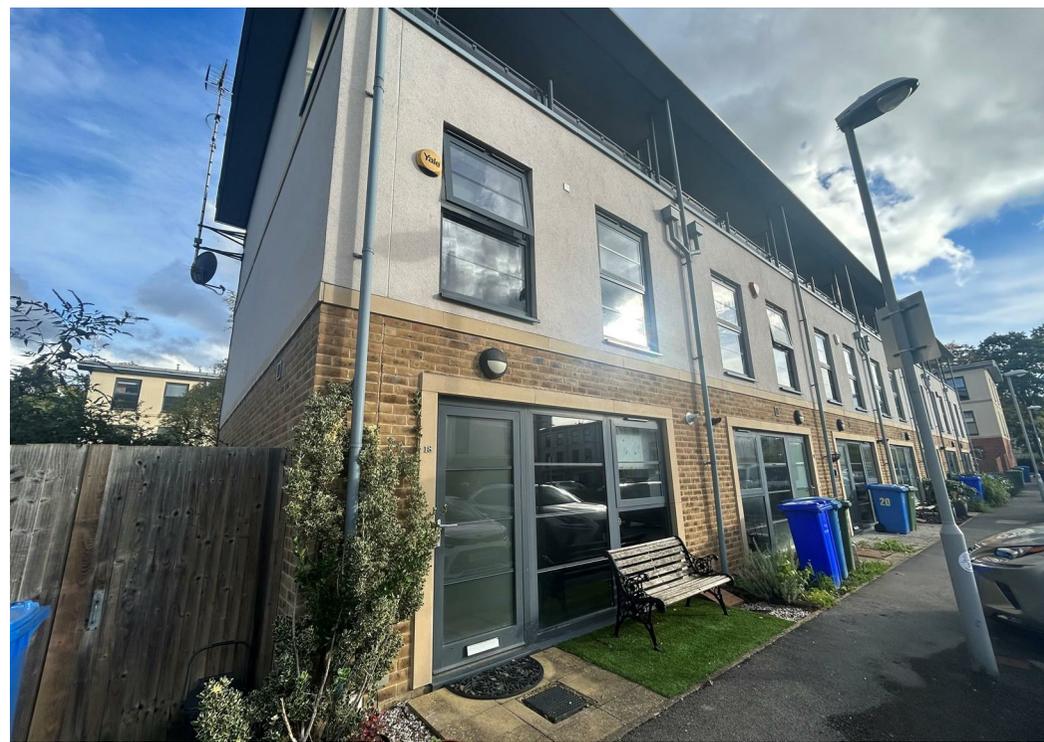
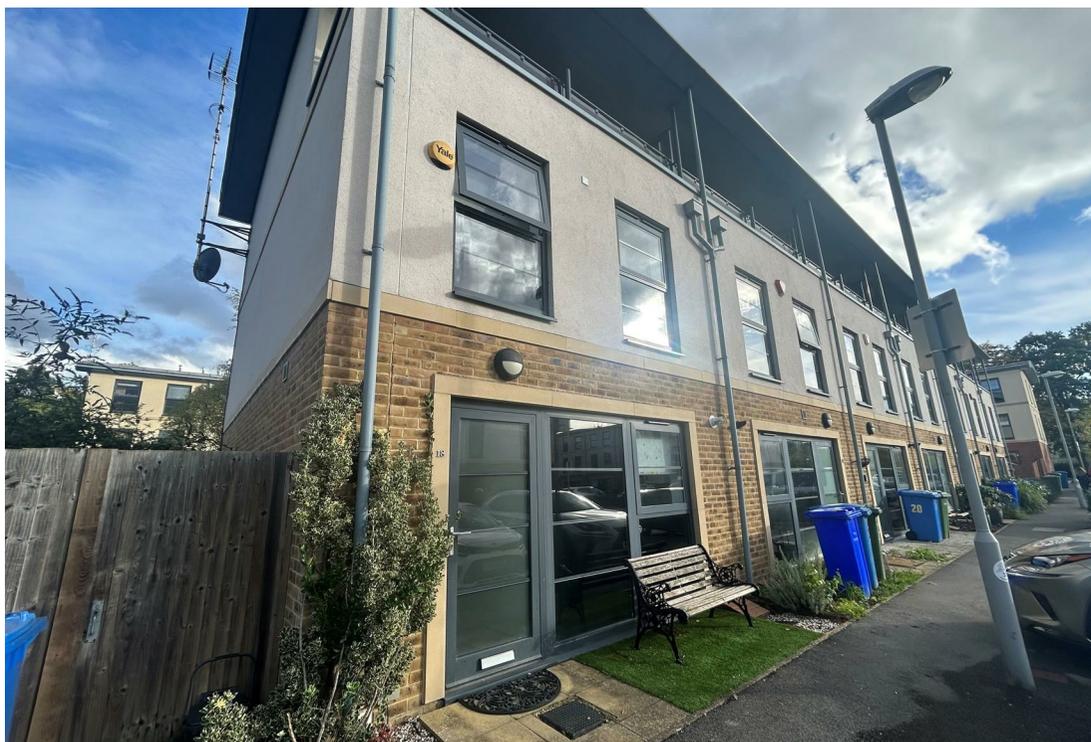
Externally, the property is equally impressive, with allocated parking for residents and a fully enclosed rear garden that provides a private outdoor space.

Available 14th January 2025 on an unfurnished basis.  
 Minimum household income for references required - £54,000  
 Holding deposit (one weeks rent) - £415

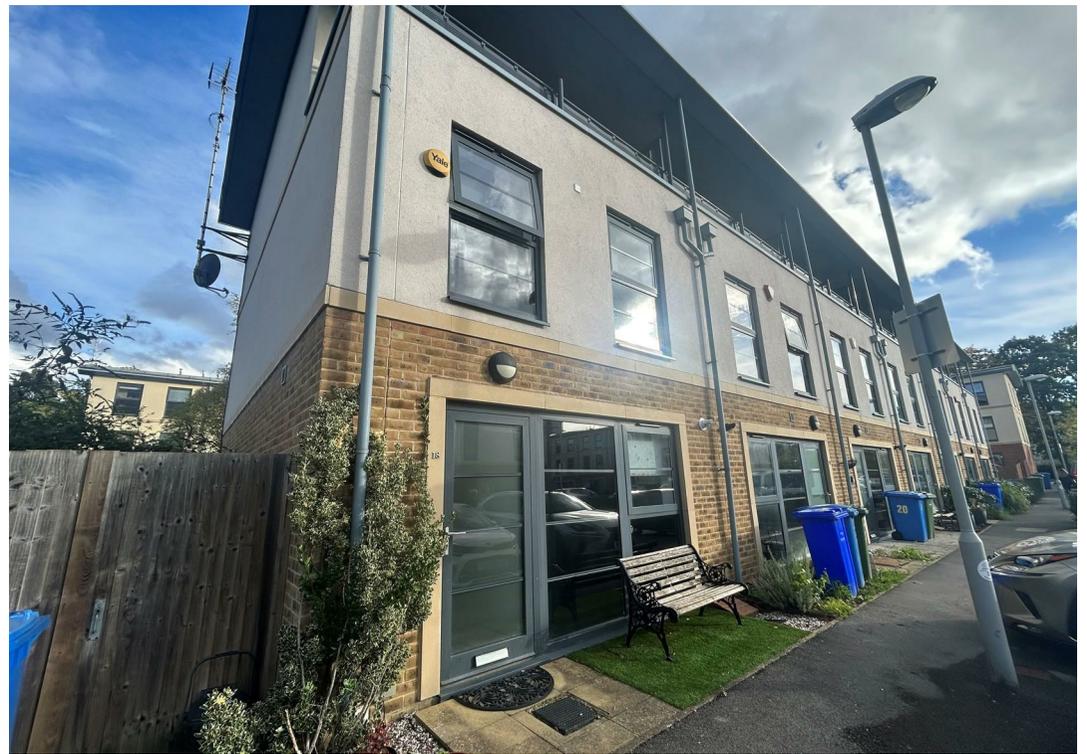
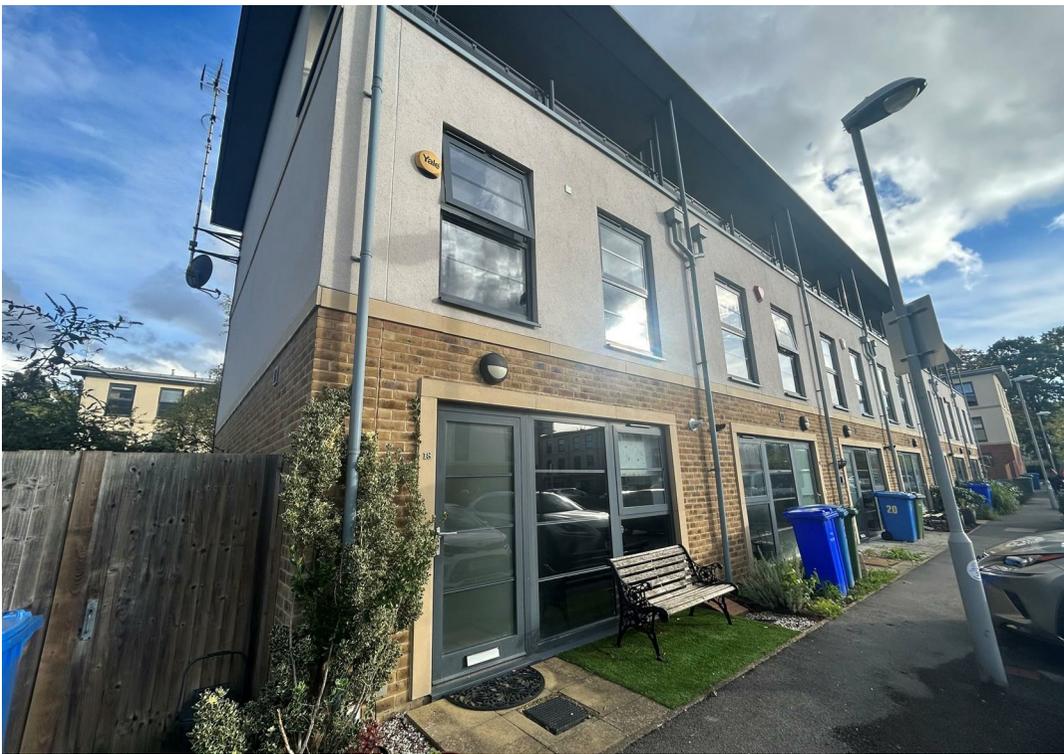


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	89
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	







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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.

