



**Spruce Way, Fleet**

**£2,250 PCM**

  
**MARTIN&CO**



# Spruce Way, Fleet

House - Detached

4 Bedrooms, 4 Bathroom

£2,250 PCM

Date Available: 29th September 2025

Deposit: £2,596

Unfurnished

- Four Double Bedrooms
- Open Plan Kitchen/ Dining Room
- Modern Bathroom
- Large Living Space
- Fully Enclosed Rear Garden
- Driveway Parking
- Council Tax Band E
- EPC Rating D 65
- Security Deposit £2,596

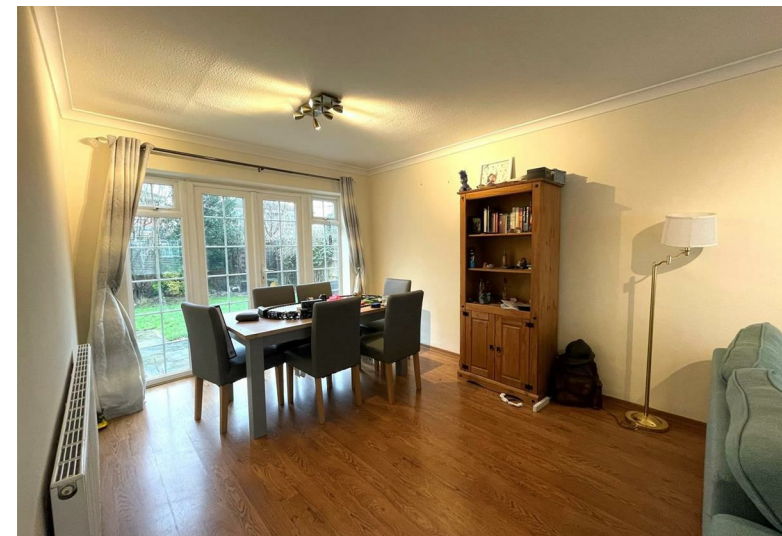
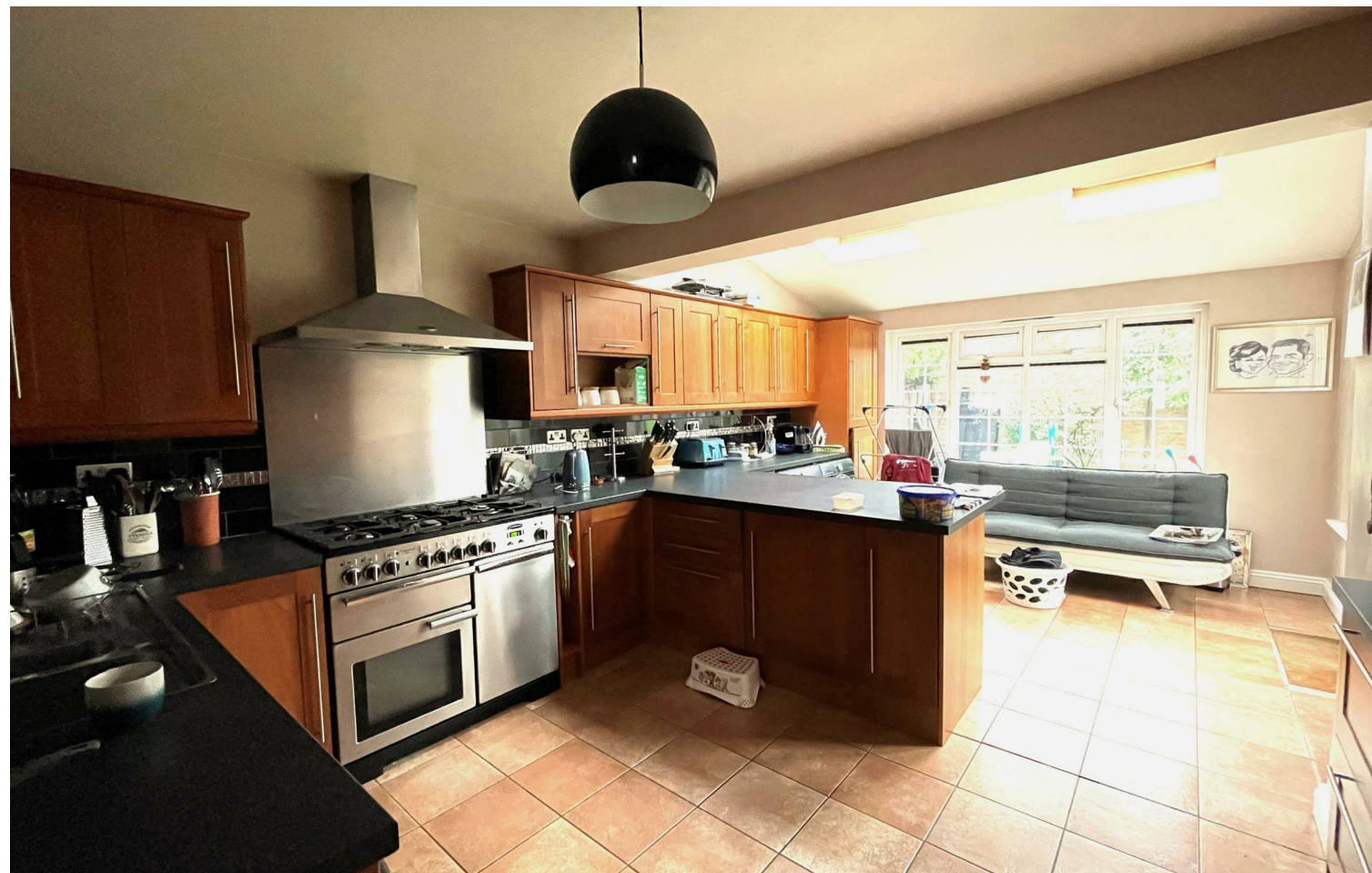
Martin & Co are delighted to offer to the market this fantastic four bedroom detached family home situated within the catchment for several highly regarded schools and is a stones throw from acres of woodland, the canal and Fleet Pond. Internally the property benefits from four double bedrooms, open plan kitchen/dining room, large living room, modern family bathroom and partially converted garage. Externally the property benefits from a fully enclosed rear garden and driveway parking for multiple vehicles. Fleet offers a range of shops and excellent Schools whilst being an excellent location to Commute to London (train 43 mins to Waterloo, M3 & M4 close by).

Available from the 29th of September 2025 on an unfurnished basis.

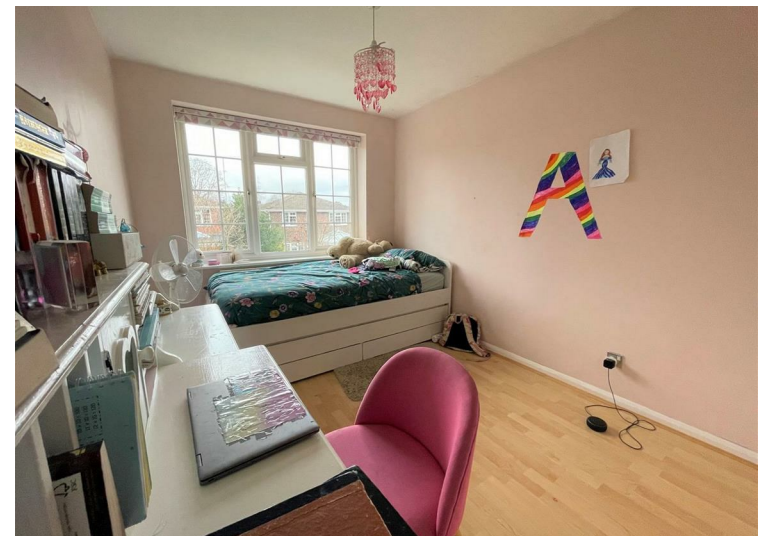
Minimum household income for referencing - £67,500\*

Holding deposit - £519

\*This is a guide only and is subject to a full affordability assessment on application, which includes any other credit commitments and credit history.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	79
England & Wales	EU Directive 2002/91/EC	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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**01252 311974**  
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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.