



Room One, 20 York Road, Aldershot, Hampshire, GU11 3JP

£500 pcm + fees

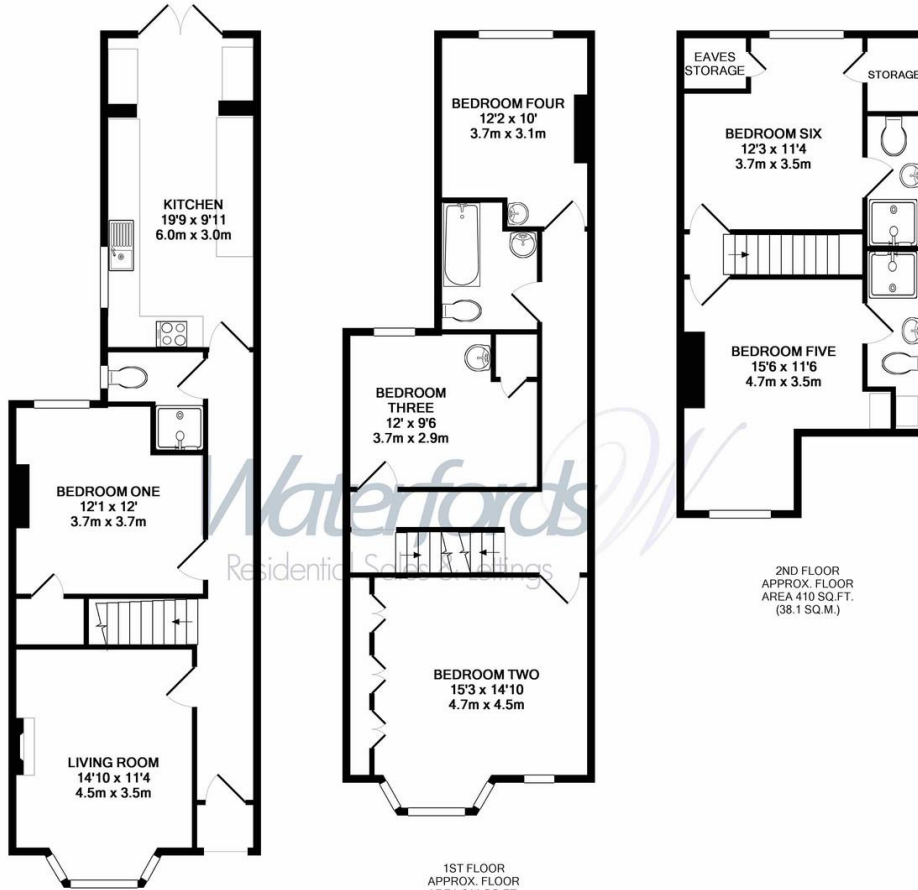
****ROOM TO RENT INCLUDING ALL BILLS****

This well presented room rental is set within a large six bedroom home, The room has access to a family bathroom, shower room, communal living room and fully fitted kitchen with plenty of storage. There is also access to rear garden. Available in January 2019.

This well presented room rental is set within a large six bedroom home which is presented to a high standard through out. The property has benefited from modernisation to the family bathroom, shower rooms and kitchen, further benefiting from recent decoration through out.

The room has access to a number of communal areas with in the house including family bathroom which is set on the first floor offering a shower over bath, sink and WC, shower room which is set on the ground floor offering shower, sink and WC, communal living room which is furnished with basic living / dining room furniture and fully fitted kitchen with all appliances including several fridges plus plenty of storage.

The the outside of the property is a rear garden with large patio area, to the front of the property is available on road parking which is a first come first serve basis. The room rental is available either on a furnished or unfurnished basis and available 2nd January 2019.



GROUND FLOOR
APPROX. FLOOR
AREA 651 SQ.FT.
(60.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.8 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1672 SQ.FT. (155.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 47 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 74 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 38 | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Contact Details

Waterfords Property Services Hampshire Lettings
163 Fleet Road, Fleet, Hampshire. GU51 4PA
Tel. 01252 623330
Fax. 01252 622033
Email. hampshirelettings@waterfords.co.uk
Website. waterfords.co.uk

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