



Loddon Way, Ash GU12 6NT

£1,500 PCM

**Luff**  
ASSOCIATES  
letting specialists



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- End terraced house
- Spacious living room
- Bathroom with shower
- Additional storage building
- Two bedrooms
- Garage
- Private rear garden
- Brand new kitchen to be fitted

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## Description

\*\*\*NEW KITCHEN TO BE FITTED\*\*\*

A well presented two bedroom end of terrace house situated in an ideal location for access to the A331 and the M3, as well as local shops and amenities.

The accommodation comprises an entrance hall, lounge/dining room and kitchen on the ground floor whilst the first floor offers the two bedrooms and modern bathroom. Please note, the kitchen is due to be replaced before the tenancy commences.

Outside the property has front and rear gardens as well as a single garage and shared resident parking. There is also the added benefit of a storage building attached to the house, accessed via the rear garden.

Unfurnished and available end of July 2026

Council tax band: C

EPC rating: C

Deposit = 5 weeks rent - £1,730

First Months rent - £1,500

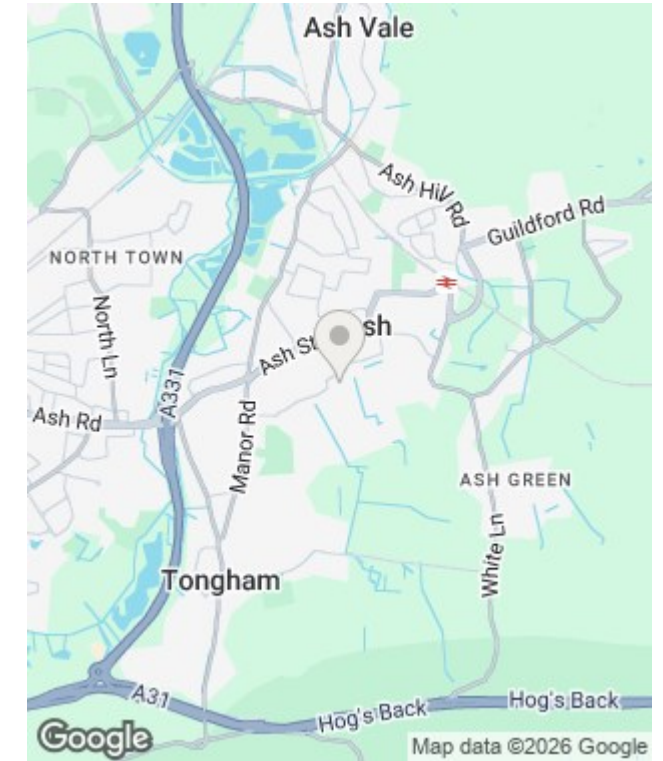
Holding deposit - £346 (will be deducted from the first months rent upon move in)



# Floorplan



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			74
(81-91) B			
(69-80) C			
(55-68) D		55	
(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	



Disclaimer: The Rent advertised does not include the Tenancy Deposit or any fee's or charges which are payable. Further information can be obtained from the agent or at the point of viewing. These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract Luff Associates Ltd have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only and all photographs show parts of the property as they were at the time they were taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant sent has been obtained