



Rectory Road, Farnborough GU14 8AJ

£1,700 PCM

Luff
ASSOCIATES
letting specialists



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- Semi detached house
- Additional box room
- Large family bathroom
- Garage
- Two double bedrooms
- Two reception rooms
- Good size garden
- Close to Mainline and Farnborough North stations



Description

This lovely three bedroom character house is presented in superb condition, having recently been redecorated throughout. It provides extremely flexible accommodation and is ideally located as Farnborough Mainline and Farnborough North rail lines are both within walking distance.

It consists of a hallway leading to the living room with feature fireplace, separate dining room that also has doors through to the sun room, which then has a further door to the garden. The kitchen is separate too and has access to a small porch that houses the utility cupboard with washing machine and tumble dryer. Upstairs there are two double bedrooms plus a further box room that can be utilised as an office. The family bathroom is also a very good size.

Externally there is a rear garden that is mainly laid to lawn, plus a detached garage. Please note - the driveway is not offered with this property.

Unfurnished and available immediately

Council tax band: D

EPC rating: D

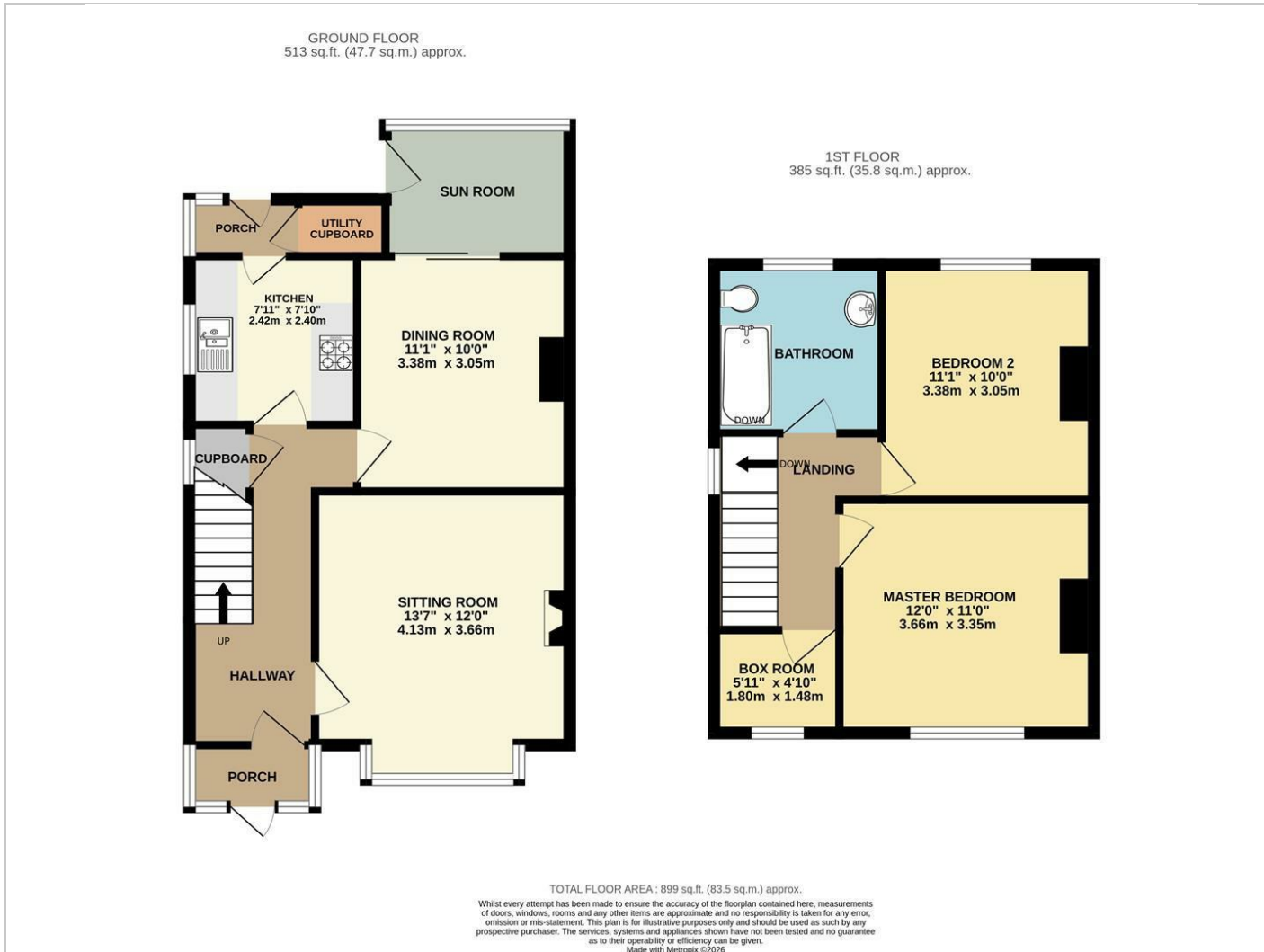
Deposit = 5 weeks rent - £1,961

First Months rent - £1,700

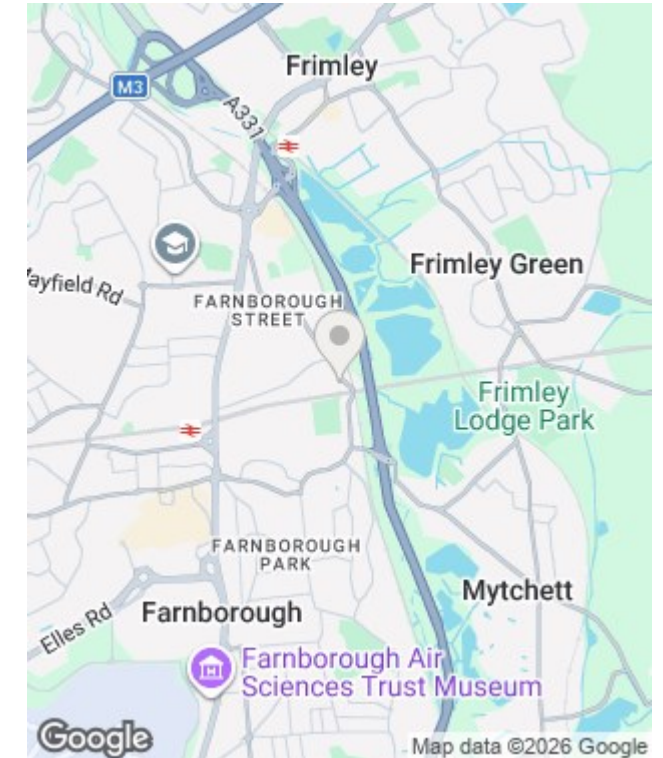
Holding deposit - £392 (will be deducted from the first months rent upon move in)



Floorplan



Area Map



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| 61 | 82 | | |
| England & Wales | EU Directive 2002/91/EC | 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