



**Osbornes**  
Independent estate agents

Ash Church Road |  
Aldershot | GU12

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## A well presented 2 bedroom family home newly decorated throughout.

2 Double Bedrooms | Newly Decorated Throughout | Modern Kitchen | Modern Bathroom | Gas Central Heating | Enclosed Rear Garden

**£1,600 per month**

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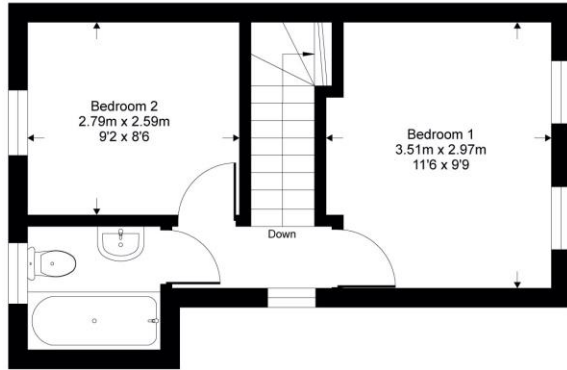
A well presented 2 bedroom family home newly decorated throughout. Compising; 2 double bedrooms, family bathroom, modern kitchen, living room, downstairs cloakroom and enclosed rear garden. Located a short walk from Ash train station and also well-connected to the A331, A31 and M3. EPC : C Council Tax Band : C Holding Fee: £369.23 Deposit: £1846.15



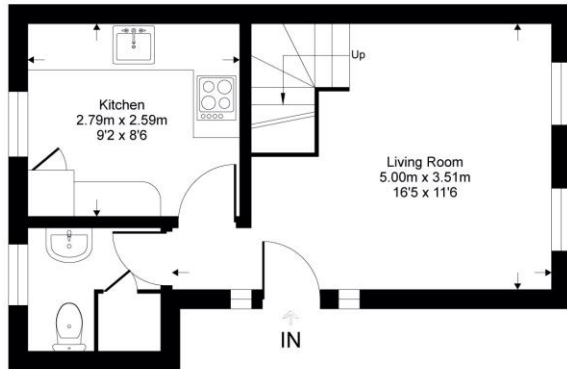


## Ash Church Road

Approximate Gross Internal Area = 51.2 sq m / 552 sq ft



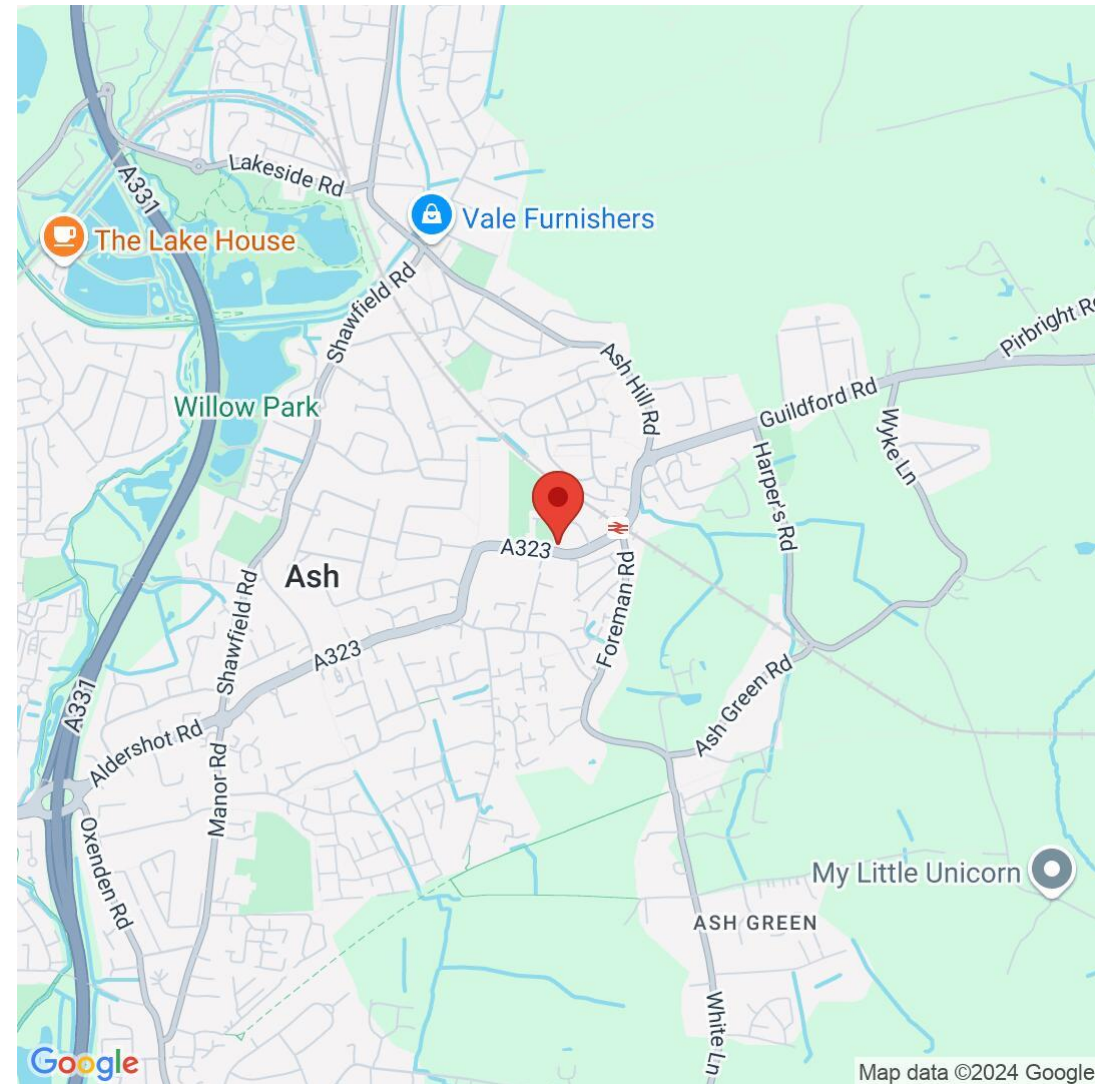
First Floor = 25.6 sqm / 276 sqft



Ground Floor = 25.6 sqm / 276 sqft



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.



## Osbornes Estate Agents

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.