

Bellvue Close GU12

Approximate Gross Internal Floor Area = 92.8 sq m / 1000 sq ft

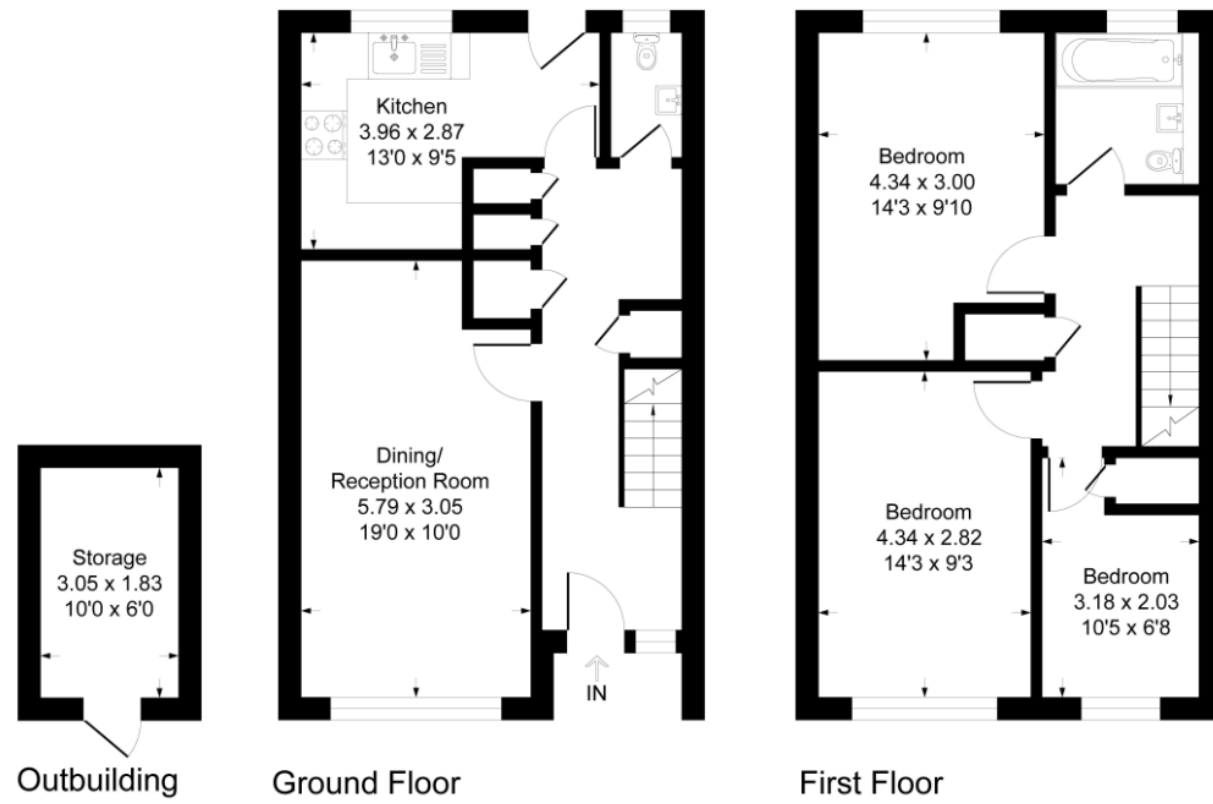


Illustration for identification purposes only, measurements are approximate, not to scale.



Belle Vue Close, Hampshire, GU12

Guide Price £1,600 per month

A well presented end of terrace 3 bedroom house with garden and close proximity to Alderwood school.
Available 7th November 2024. EPC E

Tel 01252 733042

Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth

Tel 01252 733042

Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth



LOCATION

The property is conveniently located for access to local schools and amenities. Aldershot's mainline station is within easy walking distance and provides direct trains into Waterloo from 47 minutes. The trainline also serves Alton, Ascot, Farnham and Guildford, all in under an hour. Aldershot is a commuter town set off the A331, with road links to the M3, A31 and M25. Ongoing regeneration provides a choice of leisure facilities; a lido and sports centre, along with two theatres, a cinema and a choice of high street shops, restaurants and parks.

LOCAL AUTHORITY

Rushmoor Borough Council, Aldershot. Council Tax Band D

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.



ACCOMMODATION

- 3 bedrooms
- Walking distance to schools, shops and transport
- Enclosed garden
- Residents parking
- Cul-de-Sac Location

DESCRIPTION

A well presented end of terrace 3 bedroom house with garden. The road has plenty of communal parking close to the house, and there is a path leading to the house through the front garden. On entering the property there is a hall with stairs leading to the first floor, kitchen, living room, WC, cupboards and the boiler cupboard. The living room has a new carpet and a window to front. The kitchen has a range of kitchen units under a worksurface, a gas oven/hob and a kitchen sink. There is an attractive new lino flooring, window overlooking garden to rear and a door to garden. On the first floor there are 3 bedrooms and a bathroom comprising a bath with mixer tap and shower handset, WC and wash hand basin. There is also an airing cupboard with the hot water tank and shelving. Outside to the rear is a garden mainly laid to lawn with a rear gate and a shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	