



Room Five, 20 York Road, Aldershot, Hampshire, GU11 3JP  
**£550 pcm**

**\*\*ROOM TO RENT INCLUDING ALL BILLS PLUS SUPER FAST BROADBAND\*\***

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 on a furnished basis. Available 3rd September 2019

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

The room has access to a number of communal areas within the house including a communal living room which is furnished with basic living / dining

**Contact Details**

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

**IMPORTANT NOTICE**  
These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.  
Administration fees will apply when renting a property through Waterfords - Surrey Lettings.  
For more details, please ask a member of staff when you enquire about a property.



room furniture, a fully fitted kitchen with all appliances including several fridges, a family bathroom which is set on the first floor which offers a shower over bath, sink and WC and a further shower room set on the ground floor offering shower, sink and WC, plus plenty of storage. Externally, there is available on road parking which is a first come first serve basis, as well as a rear garden with large patio area.

This room rental is available on a furnished basis and available in September 2019.



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 <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 Email. [hampshirelettings@waterfords.co.uk](mailto:hampshirelettings@waterfords.co.uk)