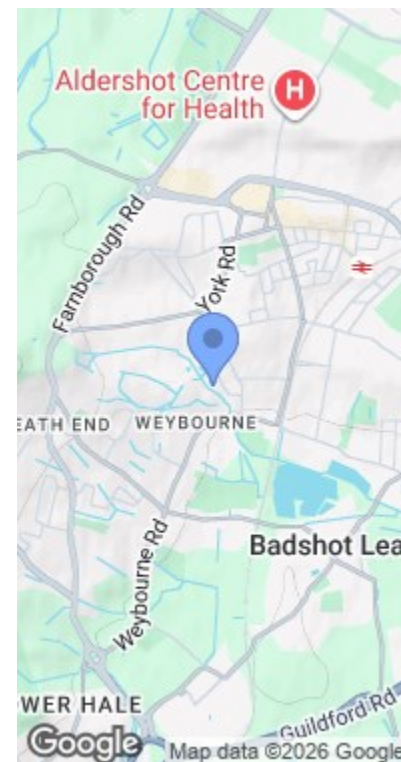
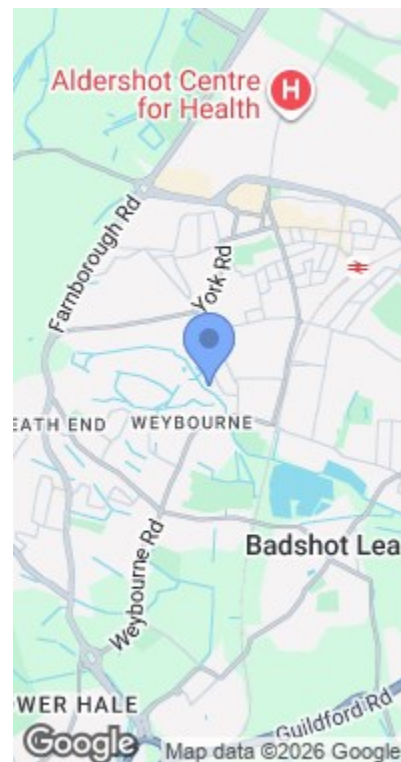




ROAD MAP

HYBRID MAP

TERRAIN MAP

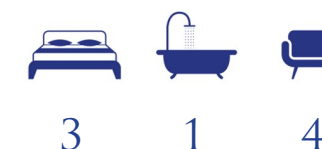


ROWHILL CRESCENT, ALDERSHOT GU11  
£2,500 PCM

Camberley 01276 539111  
Email: enquiries@knightsproperty.com  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		61	76
		EU Directive 2002/91/EC	

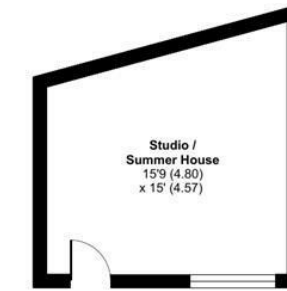




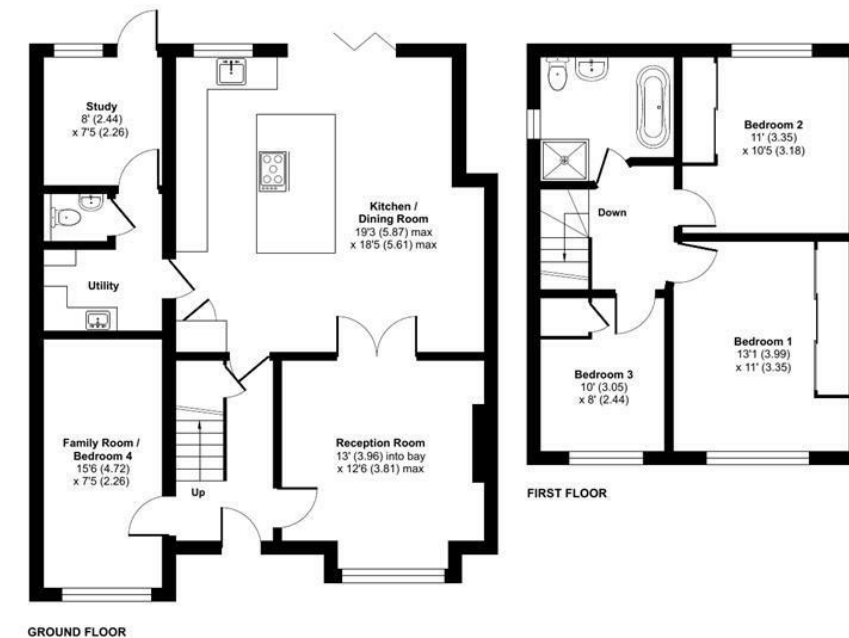
## FLOORPLAN

### Rowhill Crescent, Aldershot, GU11

Approximate Area = 1320 sq ft / 122.6 sq m  
 Outbuilding = 206 sq ft / 19.1 sq m  
 Total = 1526 sq ft / 141.7 sq m  
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Knights Property Services. REF: 965184



## ROWHILL CRESCENT, ALDERSHOT GU11

KNIGHTS PROPERTY SERVICES **\*\*AVAILABLE 3RD JULY AND UNFURNISHED\*\*** For rent is this extended semi detached property, situated within a cul-de-sac setting. The property comprising; reception room, family room/bedroom, WC, study and open plan kitchen/dining room with separate utility. The first floor has three bedrooms and a four piece bathroom suite. Additional features to note include driveway parking, studio/summer house and a rear garden with direct access to local woodlands.

Holding deposit - £576.92

5 weeks deposit - £2884.62

Minimum household income required for referencing - £75,000

## MAIN FEATURES

- Available 3rd July
- Unfurnished
- Semi Detached Property
- Open Plan Kitchen/Dining Room
- Three/Four Bedrooms
- Driveway Parking
- Modern Bathroom Suite
- Studio/Summer House

## FULL DETAILS

### Entrance Hallway

Enter via front door, stairs leading to the first floor, understairs storage and laminate flooring.

### Reception Room

13'0" x 12'6" (3.96m x 3.81m )

Front aspect, shutters, feature wall, log burner and laminate flooring.

### Kitchen/Dining Room

19'3" x 18'5" (5.87m x 5.61m)

Range of base and eye level units, granite work surfaces, central island, double oven, microwave, fridge/freezer, induction hob, extractor fan, sink, bluetooth speakers in the ceiling and porcelain tiled flooring with underfloor heating. Bi-folding doors leading to the rear garden.

### Utility

Range of base and eye level units, granite work surfaces, sink and laminate flooring.

### WC

Low level WC, wash hand basin with storage, heated towel rail and partly tiled walls.

### Study

8'0" x 7'5" (2.44m x 2.26m)

Door leading to the rear garden and feature wall.

### Family Room/Bedroom Four

15'6" x 7'5" (4.72m x 2.26m)

Front aspect, shutters, feature walls and laminate flooring.

### First Floor Landing

Carpet flooring.

### Bedroom One

13'1" x 11'0" (3.99m x 3.35m)

Front aspect, shutters, fitted wardrobe and carpet flooring.

### Bedroom Two

11'0" x 10'5" (3.35m x 3.18m)

Rear aspect, fitted wardrobe and carpet flooring.

### Bedroom Three

10'0" x 8'0" (3.05m x 2.44m)

Front aspect, shutters, cupboard and carpet flooring.

### Bathroom

Shower cubicle, bath with shower attachment, low level WC, wash hand basin with storage, toothbrush charging point, vanity mirror, two heated towel rails, tiled flooring and tiled walls.

### To The Front

Driveway parking.

### To The Rear

Mainly laid to lawn with patio area and two sheds. Access to;

### Studio/Summer House

15'9" x 15'0" (4.80m x 4.57m)

Laminate flooring.

### Council Tax

Band D.