



Selbon

Residential sales & lettings

Tongham Road, Aldershot,
Hampshire, GU12 4AP

Offers in excess of £300,000 Freehold



01252 979300

Selbonproperty.co.uk

- Mid Terrace Home
- Lounge & Conservatory
- 2 Bedrooms & Bathroom
- Enclosed Rear Garden
- Close To Schools & Shops
- Entrance Porch & Entrance Hall
- Kitchen/Dining Room
- Gas Radiator Heating & Double Glazed Windows
- Off Road Parking For 2 cars
- Viewing Is Highly Recommended

Selbon Estate Agents are delighted to offer this terraced family home to the market, conveniently located close to local shops, schools and other amenities.

The property has been modernised over the years to offer deceptively spacious accommodation, ideal for a first home for a young family, those looking to downsize or investment buyers, looking for a buy to let opportunity.

Accessed via the driveway, there is a double glazed front door to the entrance porch which has a door to the entrance hall, with stairs to the first floor landing with under stairs storage. There are doors leading to the front aspect 11ft lounge and the refitted 17ft kitchen/Dining room, which in turn has sliding patio doors to a 8ft conservatory with double glazed French doors to the rear garden.

The modern fitted kitchen/dining room has an extensive range of storage units, work surfaces and space for a small table and chairs.

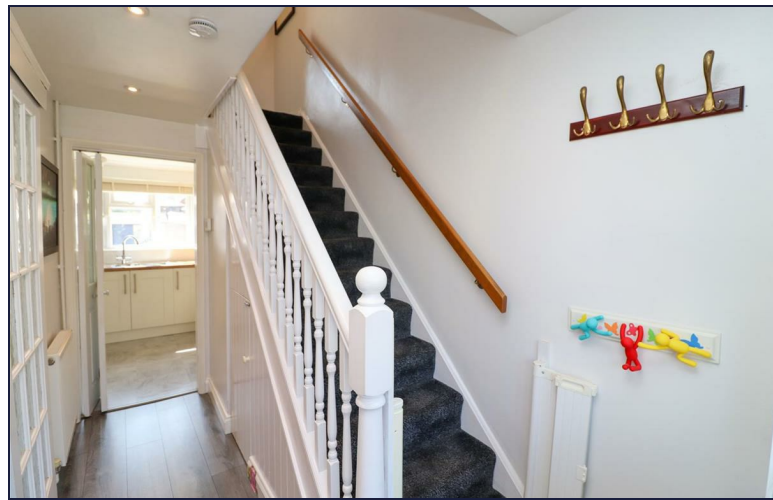
The first floor landing gives access to the loft with a light and boarding, airing cupboard housing the combination boiler, there are two double bedrooms with the main bedroom having fitted wardrobes and there is a bathroom with a white suite.

The property further benefits from gas radiator heating, double glazed windows, off road parking for 2 cars and an enclosed south westerly facing rear garden with a shed, summer house and there is covered side access.

Situated on Aldershot's eastern fringe Tongham Road provides great access to both Aldershot Town centre with an array of shops, restaurants and bars as well as several super markets and a cinema.

There are excellent road and rail links with easy access to the A3, A331 relief road leading to the M3 and The Meadows with Mark's & Spencers, Tesco's and Next stores. The Surrey towns of Guildford and Farnham are also within easy reach. Aldershot train station is approximately 2 miles distant and Aldershot Lido is under 1 mile away from the property.

We highly recommend an early viewing to avoid disappointment.





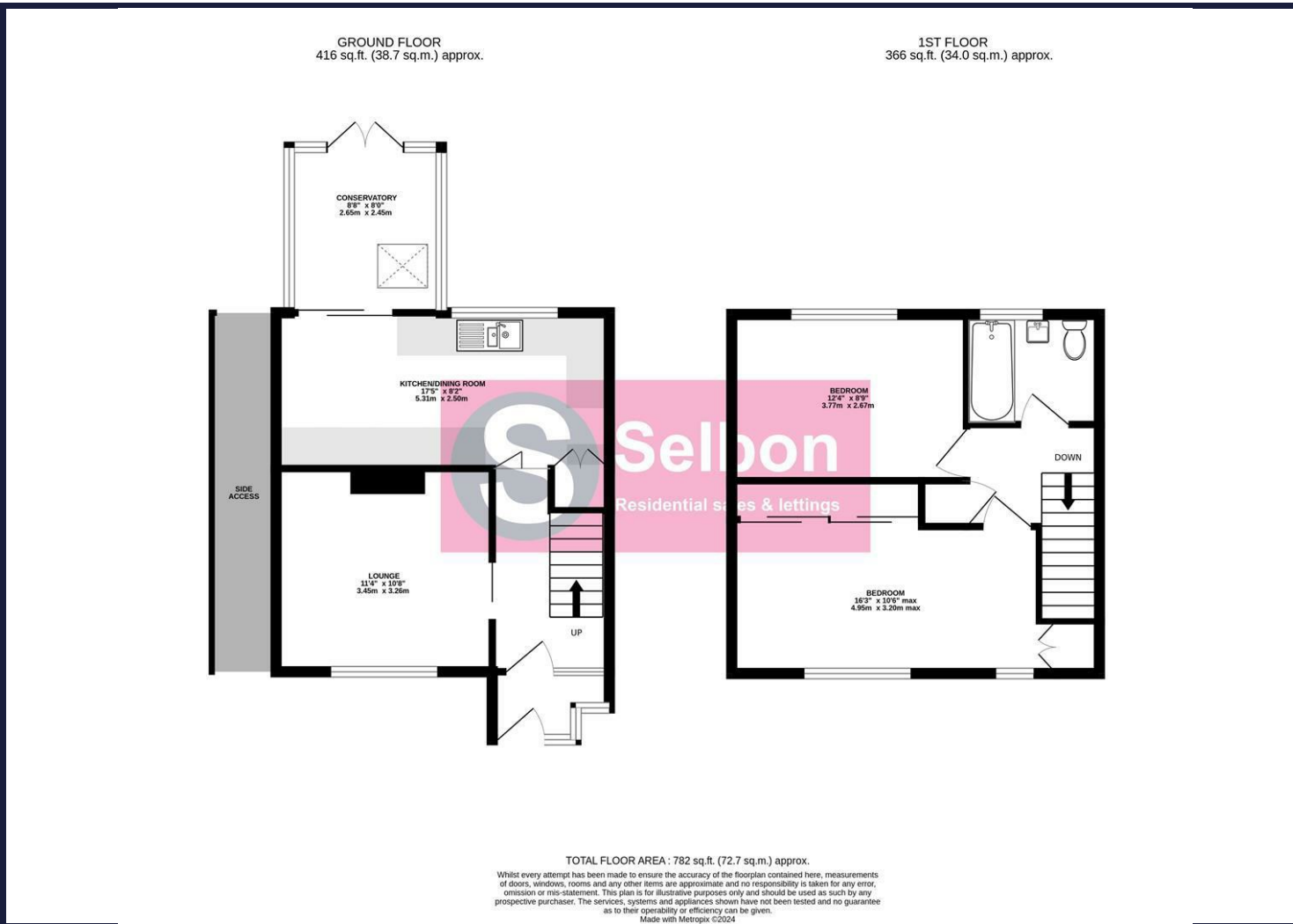




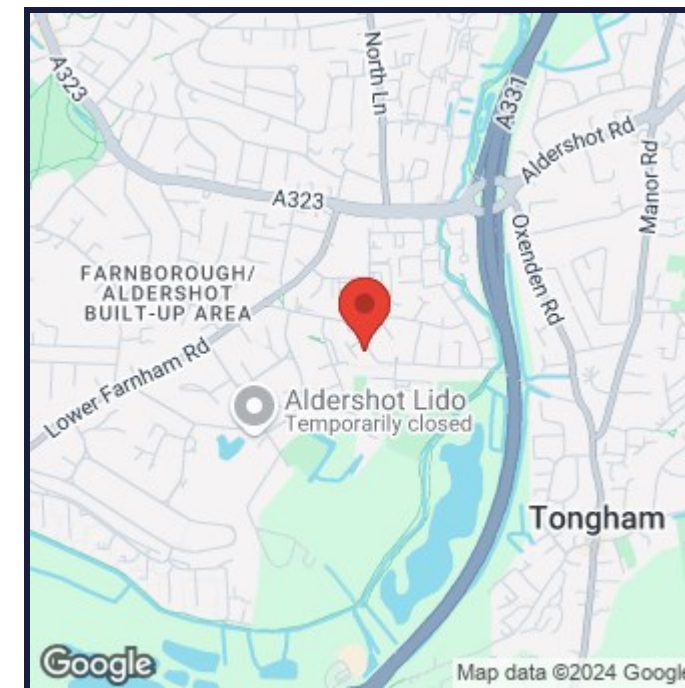




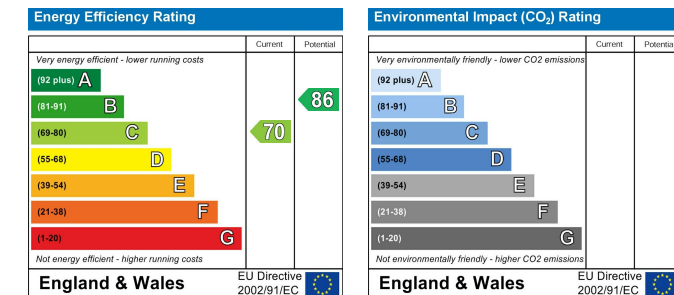
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: C

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