



Selbon

Residential sales & lettings

Coronation Road, Aldershot,
Hampshire, GU11 3QA

Offers in excess of £400,000 Freehold



01252 979300

Selbonproperty.co.uk

- Bay fronted semi detached home
- 2 reception rooms
- 3 bedrooms & family bathroom
- Mainly double glazed windows
- Enclosed rear garden (Space For Caravan)
- Entrance hall & cloakroom
- Refitted kitchen & rear lobby/utility area
- Gas radiator heating
- Driveway parking & double garage
- Close to shops & schools

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

Having been thoughtfully modernised over the years, the home is ideal for a growing family or for those looking to downsize in the local area. With shared vehicular access to the side, leading to the rear garden, there is a double garage and space for a mobile home.

Accessed via the driveway, there is a double glazed front door to the entrance hall with stairs to the first floor landing and doors leading to a cloakroom, lounge, dining room and kitchen.

The front aspect 12ft lounge has a feature fireplace, the 14ft dining room also has a feature fireplace with double glazed French doors to a covered veranda with power points and electric heater. There is a 10ft refitted kitchen leading to a rear lobby/utility area with a door to the rear garden.

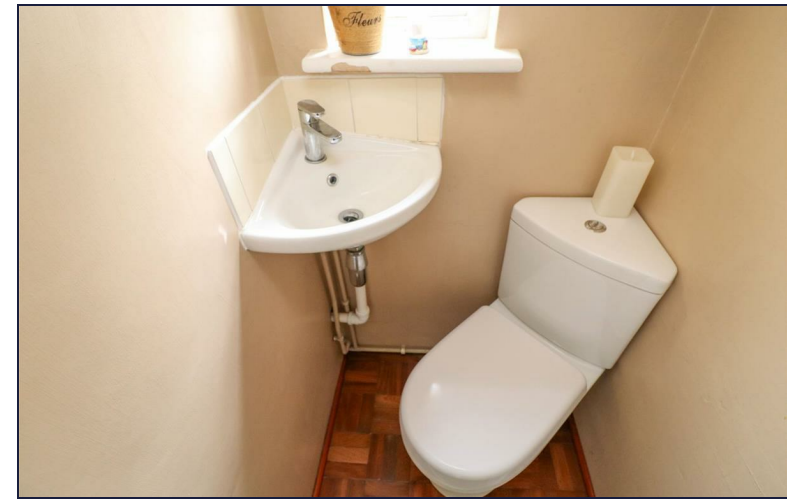
The first floor landing gives access to the loft which houses the boiler, there are two double bedrooms, a single bedroom and a 4 piece bathroom with a white suite.

The property further benefits from gas radiator heating (Nest), mainly double glazed windows, off road parking at the front for 1 car, an enclosed easterly facing rear garden with vehicular access to a double garage with electric door, as well as parking for a small motor home/caravan with gated access to a shared driveway.

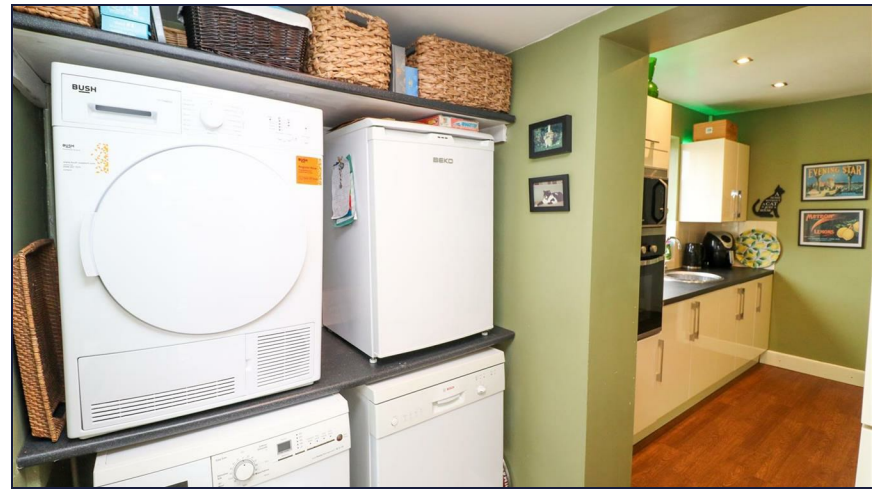
Situated on Aldershot's eastern fringe Tongham Road provides great access to both Aldershot Town centre with an array of shops, restaurants and bars as well as several super markets and a cinema.

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.





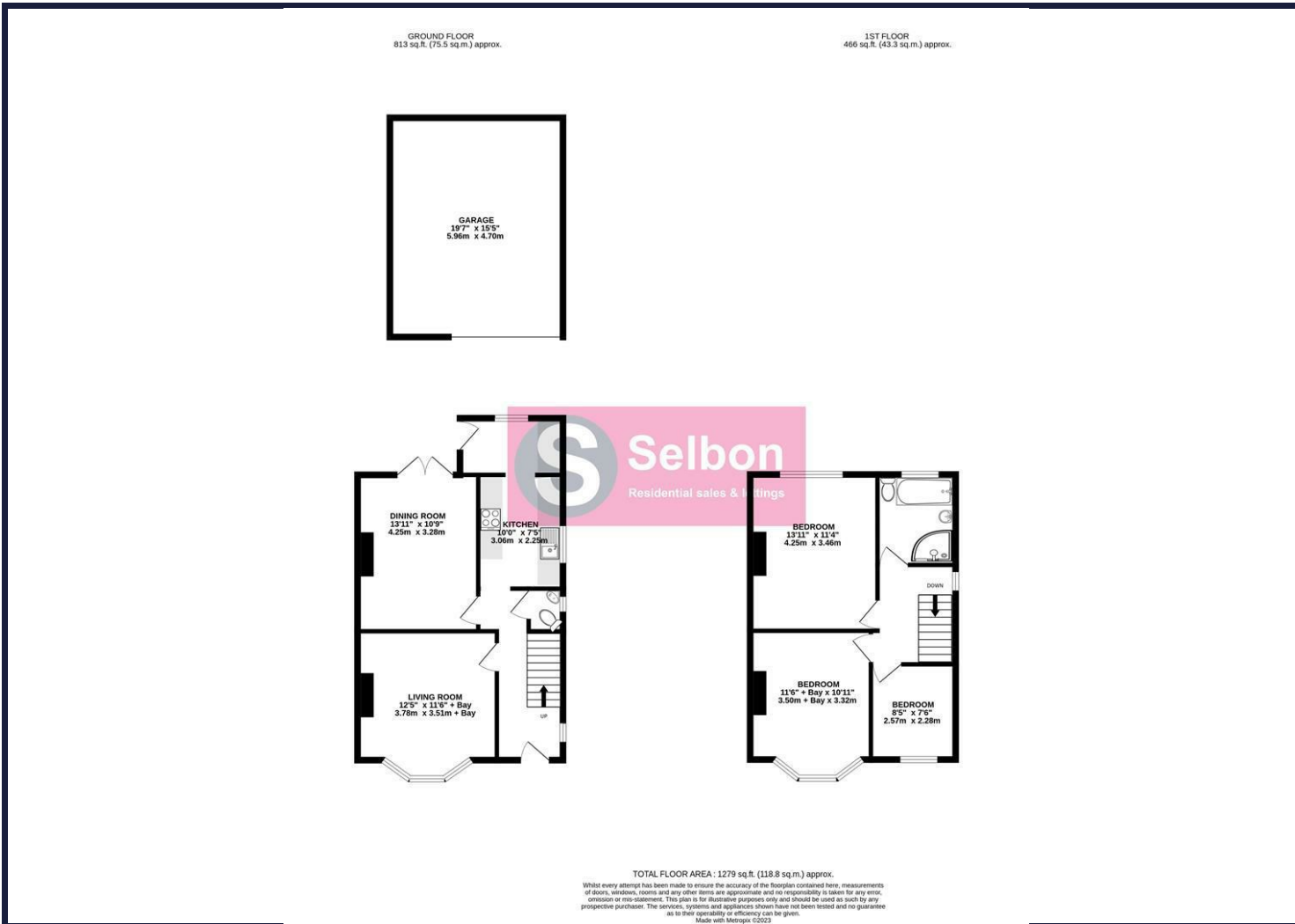




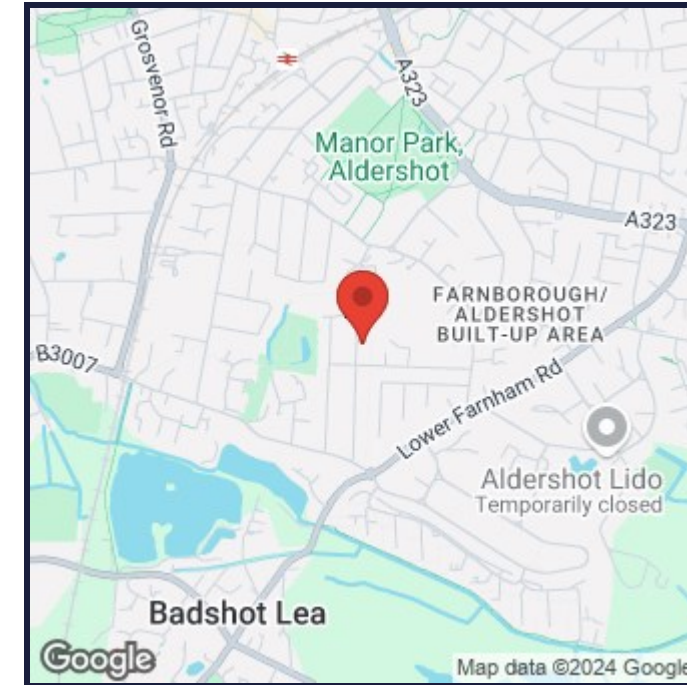




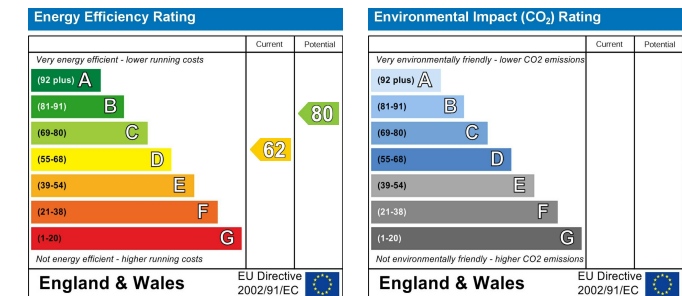
Floor Plans



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: D

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