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sales & lettings



2 Cargate Lodge 18 Cargate Avenue

Aldershot, GU11 3EP

Guide Price £475,000

Fosters are delighted to present this truly delightful character House onto the market and it offers no onwards chain. It is located in the ever sought after Cargate area, within walking distance of the town centre and railway station and on the Western fringes of Aldershot.

Originally built around the turn of last century, it has been very sympathetically updated by the current owner and now presents a combination of original character features together with extensive and significant improvements. The 18' x 15' Living Room has a parquet floor, open fireplace, super bay window and double doors opening onto the West facing back garden. The Kitchen/Dining Room is newly installed and has ample space for sitting with a separate Utility/Shower Room with side access to outside.

On the 1st Floor, you'll find 3 Double Bedrooms, a newly installed Bathroom and a large Landing with a Study area from where you can work from but enjoy views out to the Gardens at the back.

Outside is a driveway providing off road parking for several vehicles and a plot that wraps around the House. Whilst not landscaped, the Gardens have been cleared, are West facing and very secluded with some mature hedges and shrubbery and the Garden has been left to allow you to design it in a way that suits you. There is a level paved area that will provide a lovely secluded Patio space and there is access to both sides of the House.

The substantial refurbishment of this fine House is nearing completion but ready to view so don't be slow to express your interest ; it's not often we see such a mix of original features combined with brand new fittings, ample parking and on a generous plot too.

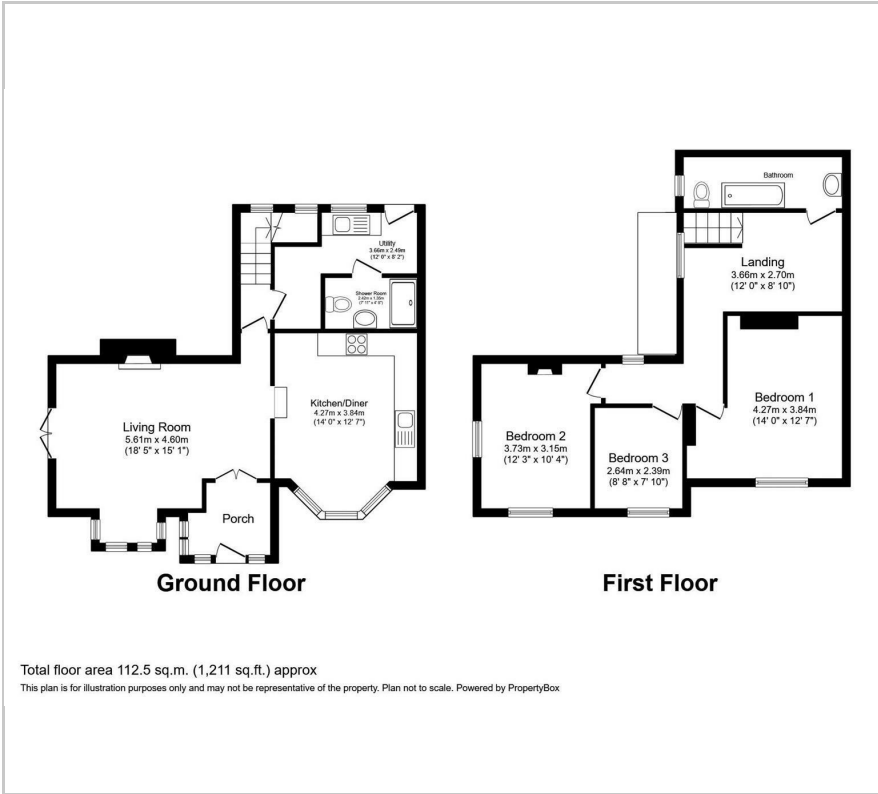
- A gorgeous Character Semi.
- Refurbished throughout.
- 3 Double Bedrooms.
- Secluded West facing Rear Gardens.
- Off Road Parking.
- Cargate area of Aldershot.
- NO CHAIN.
- Many notable & original features.
- Council Tax Banding C
- Epc Energy rating band D (60)

Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



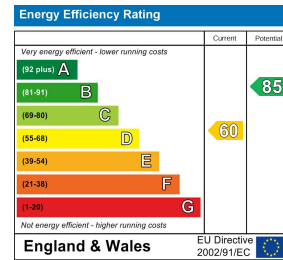
Floor Plan



Area Map



Energy Efficiency Graph



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