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sales & lettings



## 62 Connaught Road

Aldershot, GU12 4RR

£325,000

This older semi detached House is located in a quiet residential street, very close to local shops and schools but only 0.5 miles from Aldershot Railway Station.

The House has been extended to the ground floor to provide a Dining area and a Conservatory and the Kitchen has a separate Utility Room whilst the Living Room is 14.2 ft long with a working open fireplace.

The 3 Bedrooms are found upstairs with loft access too. Outside, the Gardens are at the front and back, the front having potential to create a driveway and a shared driveway providing access to the back where there's space to build a Garage which adjoins a pleasant back garden.

- 3 Bedroom Semi Detached.
- Off Road Parking.
- Long Lounge/Dining Room.
- Space to build a Garage.
- Scope to extend.
- Close to schools and shops.
- Recently replaced Boiler.
- Double Glazed.
- Council Tax Band C
- Epc Rating 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.



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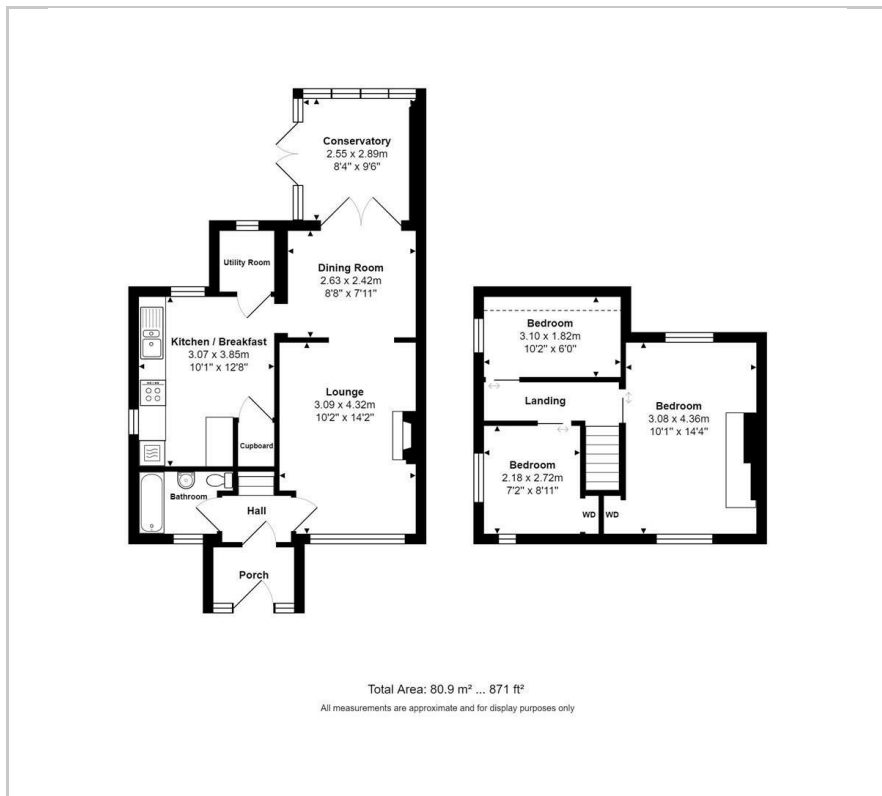
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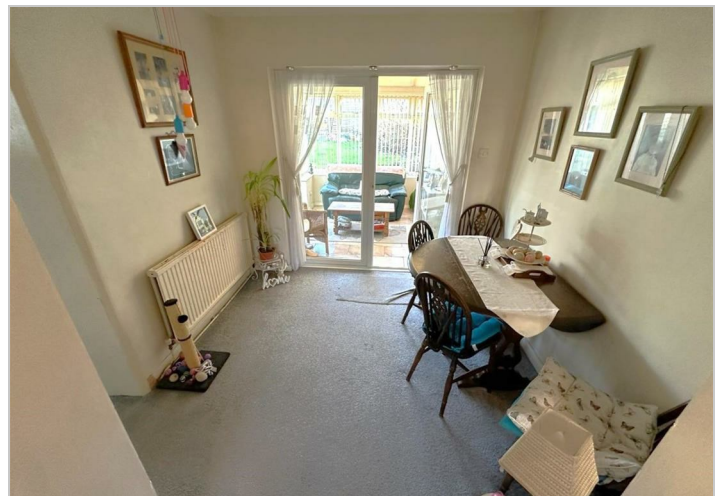
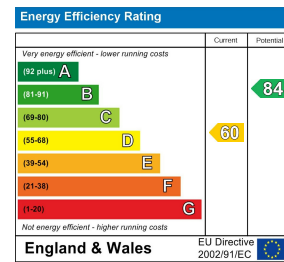
## Floor Plan



## Area Map



## Energy Efficiency Graph



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