25 Gillian Avenue

Aldershot, GU12 4HS

Asking Price £425,000

This 1930's built bay fronted semi-detached House is situated in a popular residential area and is close to local amenities, schools, and transport links with the town centre and railway station, just a mile away.

This delightful property boasts two reception rooms, perfect for entertaining guests or relaxing with your loved ones. With 3 Bedrooms, there's plenty of space for the whole family to unwind and make this House, a home. There's scope to update and improve its cosmetic appearance and further potential to create a full width Kitchen/Family Room across the back, STPP.

One of the standout features of this lovely home is the back Garden which has been lovingly tended over the years and is South West in aspect making it very sunny, when the sun shines! With an attached garage and a driveway providing parking for up to three vehicles, there's no more worrying about finding a parking spot after a long day.

This House is offered with no onward chain complications and it's a great opportunity to buy a solid House with character and a blank canvass on which to put your own mark.

- 3 Bedroom semi-detached House.
- Built in the 1930's.
- Beautiful Gardens.
- Garage and Driveway.
- Close to shops and schools.
- Scope to extend.
- Council Tax Band D.
- Epc rating C (69).

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.
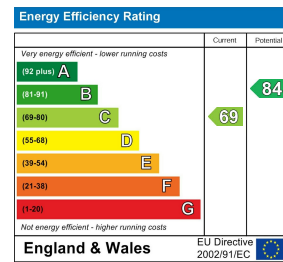
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Floor Plan

Conservatory
2.92 x 2.00m
9'7" x 6'7"

Kitchen
2.06 x 4.65m
6'9" x 15'3"

Dining Room
3.26 x 3.29m
10'8" x 10'10"

Bathroom

Bedroom
3.13 x 3.29m
10'3" x 10'9"

Cup

Garage
2.25 x 5.06m
7'4" x 16'7"

Cup

Air Cup

Hall
1.66 x 3.78m
5'5" x 12'5"

Sitting Room
3.68 x 3.07m
12'1" x 10'1"

Bedroom
2.23 x 2.11m
7'4" x 6'11"

Bedroom
3.06 x 3.22m
10'0" x 10'7"

Open Porch

Total Area: 96.2 m² ... 1035 ft²
All measurements are approximate and for display purposes only

Area Map

Map data ©2024 Google

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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