



76 Kings Road

Aldershot, GU11 3PQ

Offers Around £280,000

A Victorian Semi Detached House situated on the Western fringes of the Town and close to the borders of Farnham.

The property is in need of updating, including rewiring and a new heating system, but there's lots of space available and will give the next owners, the chance to make it their own. The House has space to the side, offering potential to create off-street parking (STPP).

The Living Room is bright and natural light flows from the front door, the Kitchen is a good size and was re-fitted just 1 year ago. Beyond this, there's a further useful room providing versatility with a Ground floor Bathroom beyond and in need of updating. Upstairs, the property offers 2 double Bedrooms; the main Bedroom benefitting from a storage cupboard that conceals a ladder to an additional loft room – providing flexible space for a home office, hobby room, or extra storage.

The area itself is extremely well connected, with excellent transport links via the M3, A31 and M25. Aldershot station offers routes into London Waterloo, Alton, Ascot and Guildford in under an hour. The town provides a wide variety of leisure facilities including theatres, cinema, sports centre, lido and bowling, as well as a great choice of high street shops, restaurants, and parks. For those who love the outdoors, nearby Hungry Hill, Caesars Camp, Alice Holt Forest and Frensham Common offer scenic walking and cycling routes. Farnham's historic town centre is just a short distance away, boasting regular markets, reputable schools, a museum, castle, and further recreational spaces.

- 2 Bedroom Semi Detached.
- Newly fitted Kitchen.
- In need of some updating.
- Bonus Loft Room.
- West End of Aldershot.
- Potential for off street parking.
- Less than a mile to Aldershot station.
- Rear Garden.
- Council tax band C
- EPC rating G

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.



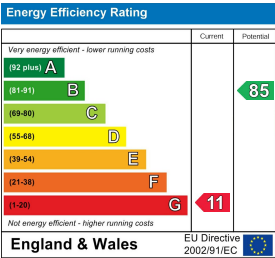
Floor Plan



Area Map



Energy Efficiency Graph



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