



**8 Cargate Avenue**  
Aldershot, GU11 3EP

**\*\*INVESTMENT BUYERS ONLY\*\*** A character semi detached house currently a licenced HMO situated close to Aldershot town centre.

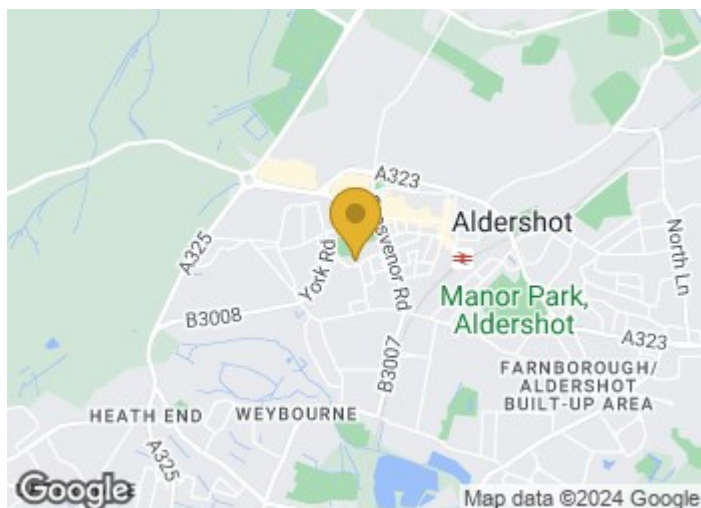
**Price Guide £475,000**

# 8 Cargate Avenue

, Aldershot, GU11 3EP



- Semi detached house
- Shower room and separate wc
- Garden
- 5 rooms and self contained one bedroom flat
- Ground floor self contained flat with bedroom, bathroom and kitchen
- No through road
- Kitchen/breakfast room
- Close to Aldershot town centre
- Licenced HMO



[Directions](#)



# Floor Plan

GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



2ND FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 1782 sq.ft. (165.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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