



Newport Road, Aldershot


MARTIN&CO

Newport Road, Aldershot

- 3 Bedroom Victorian End Terrace House
- One Bathroom
- Seperate Living Kitchen areas
- Rear Garden
- Opportunity to improve
- Freehold
- Council Tax Band: C

Martin and Co are pleased to bring to the market this three bedroom, end of terrace house, located on Newport Road in Aldershot. Accommodation comprises of a good sized living room, spacious kitchen and a large bathroom. Further benefits include gas central heating, double glazing and being situated close to local amenities and travel links.

This residence is conveniently situated a brief walk away from Manor Park and Aldershot train station. The A331, M3, A3, A31 are also just a short drive from the property.

This property offers character charm with high ceilings throughout. As you approach, the entrance discreetly positioned to the



side. Upon entry, the eye is drawn to the stairway. The ground floor unfolds into a bay-fronted lounge on the right. Adjacent to this, the kitchen beckons with its spacious layout, offering ample room for dining. The utility room to the back of the ground floor allow access to the rear garden.

In keeping with its Victorian heritage, the property features the bathroom on the ground floor, nestled between the kitchen and utility room. On the first floor, the property boasts three generously sized double bedrooms. The master bedroom situated to the right. Across the hall, the additional bedrooms equally suited for family, guests, or as personal office spaces. The versatile loft area, presents many possibilities for use.

The garden's seclusion ensures a tranquil environment for outdoor relaxation and entertainment. To the rear, adjacent to the garden there is a dropped kerb which could lend itself to creating a driveway in the future.

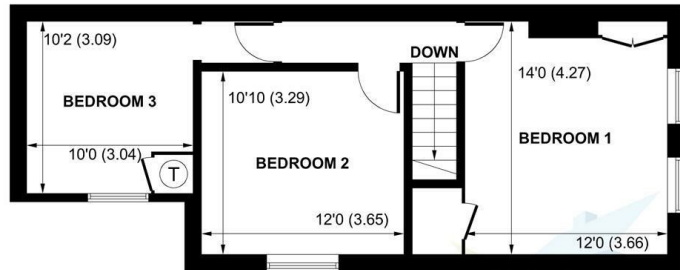
The property is available without onward chain complications and would benefit from cosmetic improvement.

Freehold.
Council Tax Band: C

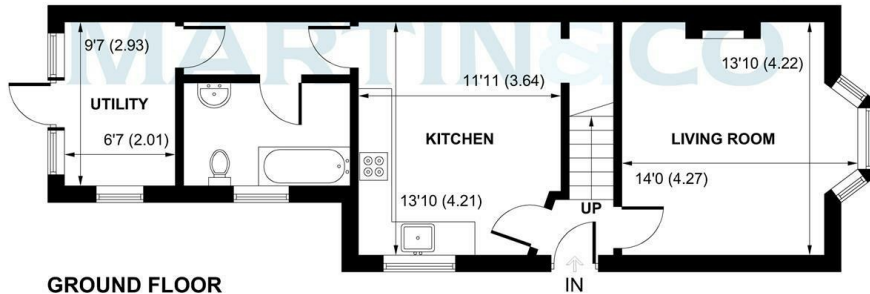


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Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft



FIRST FLOOR



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1093091)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		47	70
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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