



Cargate Hill, Aldershot

£450,000


MARTIN&CO


Cargate Hill, Aldershot

- Detached house
- Popular residential road
- Four bedrooms
- Detached garage
- Private rear garden
- Character Features
- Town Centre Location
- No onward chain

This well-presented, detached family home is ideally located within walking distance of Aldershot Mainline Station, offering both convenience and comfort. The accommodation comprises a spacious bay-fronted living room, a convenient WC, and a fully fitted kitchen with an adjoining utility room. A secondary reception room features patio doors that lead out to a low-maintenance rear garden, perfect for outdoor relaxation. The property boasts four generous bedrooms, including a master with an ensuite shower room for added privacy and convenience. A family bathroom serves the other bedrooms, and a handy storage room provides additional space for keeping things organized. There is on-road parking available and a detached garage to the rear. This charming home offers an ideal blend of space, style, and practicality in a sought-after location.

N.B. Internal photographs were taken prior to the commencement of current tenancy 12 months ago.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			50
(1-20) G			
Not energy efficient - higher running costs			
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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			50
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 167.2 sq m / 1800 sq ft
Storage / Garage = 26.6 sq m / 286 sq ft
Total = 193.8 sq m / 2086 sq ft



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. (ID 1170770)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

