



North Lane, Aldershot


MARTIN&CO

North Lane, Aldershot

- Requires modernisation
- Potential for extension
- Off road parking
- Large plot
- Extensive rear garden
- No onward chain
- Gas Safety certificate
- EICR certificate
- EPC: 60/78
- Council Tax Band: B

OPEN HOUSE EVENT NOW FULLY BOOKED.

Offered to the market for the first time since its construction in 1946, this three-bedroom semi-detached home presents a rare opportunity. Set on a generous plot, the property benefits from a recently replaced gas boiler and a modern electrical consumer unit, providing a solid foundation for renovation. While the interior would benefit from comprehensive modernisation.

OPEN HOUSE – FULLY BOOKED
Saturday 26th April 2025



To the front of the property, a dropped kerb provides off-road parking for two vehicles. The existing driveway offers scope for improvement and can be extended to accommodate additional parking if desired.

Upon entering the property, you are welcomed by an entrance hallway with access to the bay-fronted lounge, dining room, separate kitchen, and stairs leading to the first floor. There is excellent potential to reconfigure the ground floor layout—removing the wall between the kitchen and dining room could create an open-plan kitchen/dining area. Alternatively, for those seeking a larger and more luxurious living space, the generous plot allows for a ground floor extension without significantly impacting the rear garden.

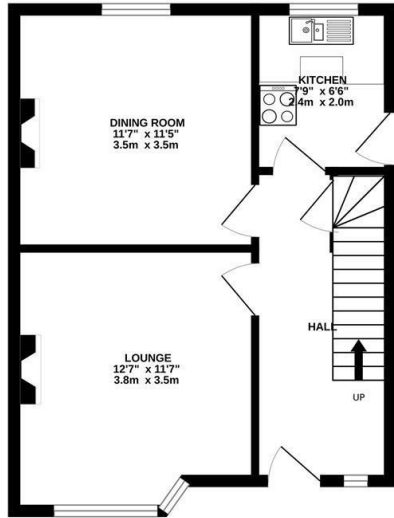
Upstairs, the property offers three bedrooms and a family bathroom, making it ideal for growing families or those seeking additional space.

Viewing is highly recommended to fully appreciate the potential of this home.

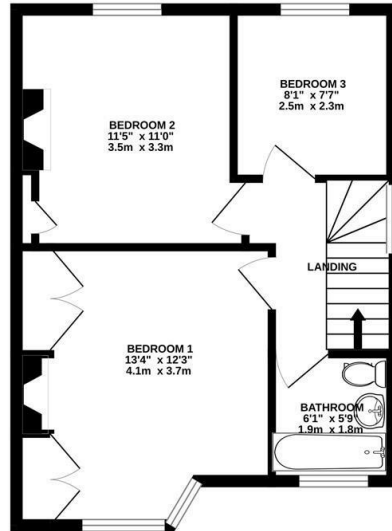
Tenure: Freehold
Council Tax Band: B
EPC Rating: D



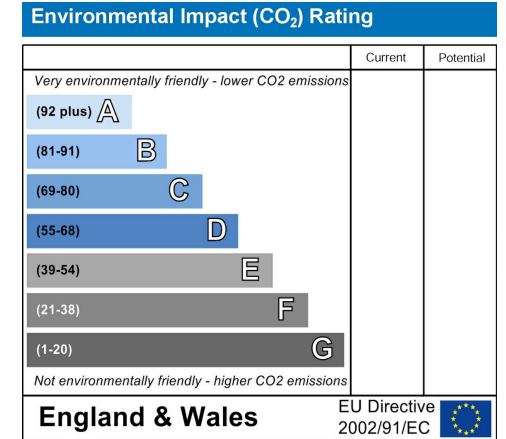
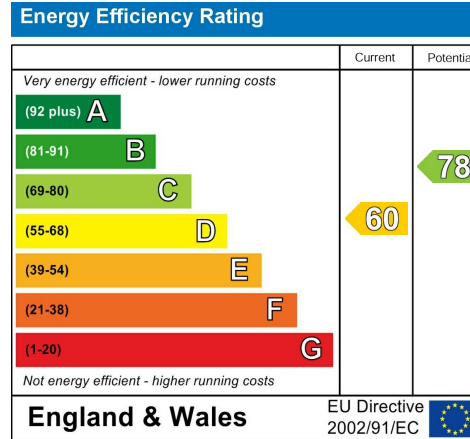
GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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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