



York Road, Aldershot



York Road, Aldershot

- Terraced House with three generous bedrooms
- Three versatile reception rooms
- Contemporary kitchen & modern bathroom
- Private rear garden
- Gas central heating & double glazing
- Convenient location near town centre & mainline station
- Double driveway parking to the rear of the property

A spacious three-bedroom terraced home featuring three versatile reception rooms, a modern kitchen, and contemporary bathroom. The property benefits from double glazing, gas central heating, and a private rear garden. Conveniently located near the town centre and mainline station, this home offers excellent connectivity and flexible living space, ideal for families and professionals alike.



This spacious three-bedroom terraced home boasts flexible living accommodation across three versatile reception rooms, making it ideal for families, remote workers, or anyone in need of dedicated space for dining, entertaining, or working from home. The stylish modern kitchen has been finished to a high standard and is complemented by a contemporary bathroom that serves the three well-sized bedrooms. The property benefits from double glazing and gas central heating throughout, ensuring a comfortable and energy-efficient living environment.

Outside, the private rear garden offers a versatile outdoor space, perfect for relaxing, entertaining, or gardening. The property also offers 2 rear driveway parking spaces.

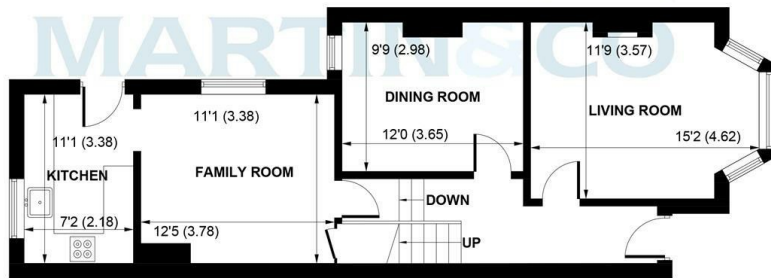
Situated in a convenient location close to the town centre and mainline train station, this home provides excellent connectivity for commuters and families alike. Local amenities, schools, parks, and transport links are all within easy reach, adding to the everyday convenience of this popular and well-connected area.

This is a fantastic opportunity to secure a spacious home that combines practicality with charm.



York Road, Aldershot

Approximate Gross Internal Area = 118.7 sq m / 1278 sq ft

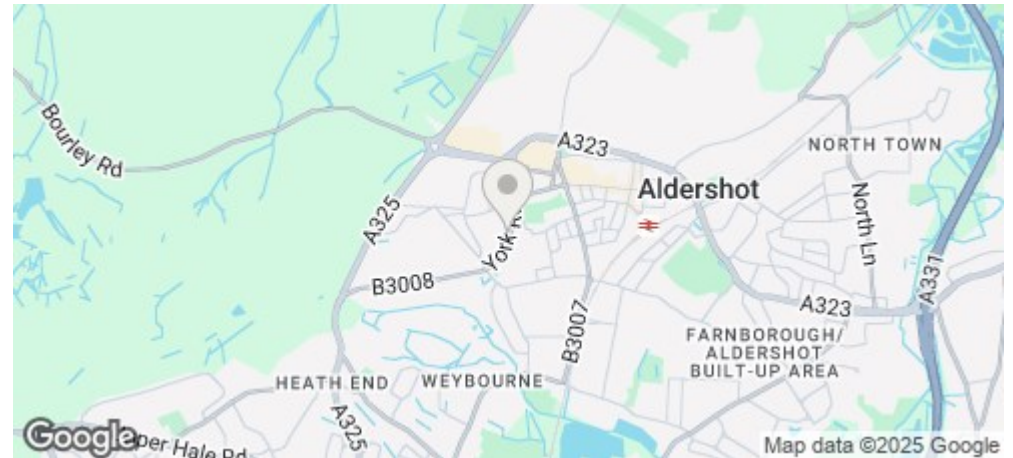


GROUND FLOOR

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. (ID 1210164)
 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		
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	



Martin & Co Aldershot
 173 Victoria Road, Aldershot, Hampshire,
 GU11 1JU
 Aldershot@martinco.com

01252 311974

[<http://www.martinco.com%>]



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.

