



## 13 Grosvenor Road, Aldershot, GU11 1DL Offers invited £425,000

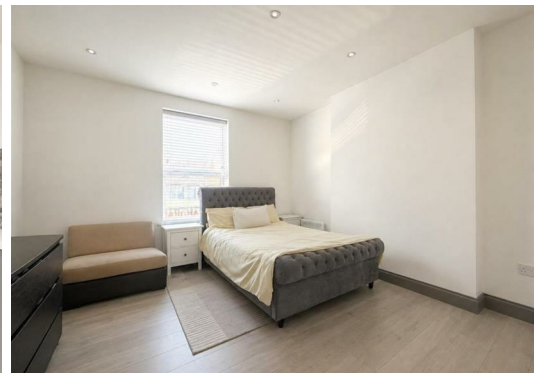
Goodmove are delighted to offer this impressive four-bedroom terraced house, ideally situated in the heart of Aldershot Town Centre.

Arranged over five floors, this spacious property provides flexible and versatile accommodation throughout. The basement level features a newly fitted kitchen with integrated appliances and ample space for dining, alongside a convenient utility area and downstairs WC.

The ground floor comprises a generous living room and an additional room that can be utilised as a study, home office, or storage space, with direct access to the private rear garden.

On the first floor, you will find the principal bedroom and a family bathroom. The second floor offers a further double bedroom with an en-suite shower room, as well as an additional separate shower room. The third floor completes the accommodation with two further well-proportioned double bedrooms.

Overall, the property boasts four spacious double bedrooms, three bathrooms, and a downstairs WC. Additional benefits include extensive storage throughout, a large living and dining area, a private garden, and flexible living space ideal for home working.

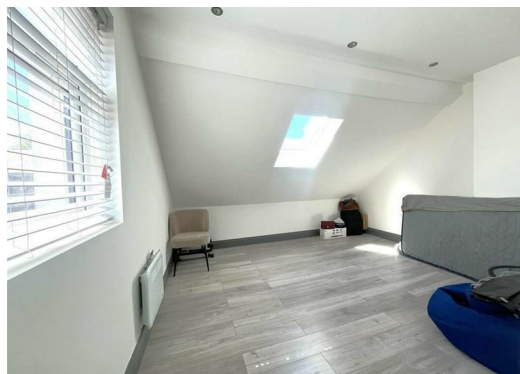
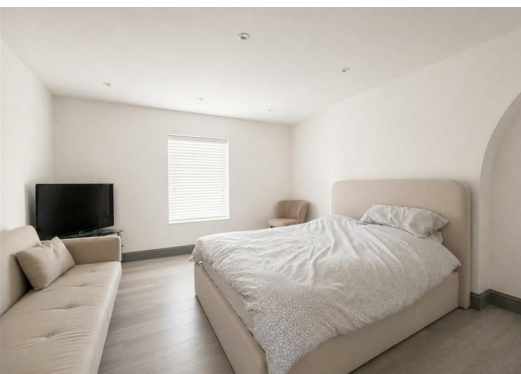


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		28	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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