



135e St Michaels Road

Aldershot, GU12 4JW

Asking Price £270,000

This ' back to back ' style House is offered for sale with no onwards chain and benefits from 2 double Bedrooms, both having ensuite Shower Rooms. On the ground floor, there is a full width Lounge, a separate Kitchen with integrated appliances and even a downstairs Cloakroom/WC which doubles up as a Utility Room.

Further benefits include Gas CH, double glazing and allocated Parking too. There is a small patio immediately outside the House for exclusive use.

This can be sold with vacant possession OR with the benefit of an existing Tenancy with approximate annual yield of 6%. Accessed via a private drive, the Property is closely situated to Aldershot Town centre and its Railway Station.

Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.

- 2 Double Bedrooms.
- 2 Bathrooms.
- Cloakroom/Utility Room.
- No Chain.
- Parking space.
- Private Patio.
- GAS CH & Double Glazed.
- Very investable with approx 6% yield.
- Council tax band C
- Epc energy rating band (c) 71



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (B2 plus)	A	89
(B1-B1)	B	
(B9-B8)	C	71
(B5-B8)	D	
(B9-B14)	E	
(B15-B18)	F	
(B19-B20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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