



**Osbornes**  
Independent estate agents

Halimote Road | Aldershot

# Three Bedroom Maisonette with Parking and No Onward Chain. Located within easy reach of Aldershot town centre and mainline station.

Over 160 Years Remaining on Lease | Parking | Three Bedrooms | Reception Room | Requires Refurbishment

**£240,000 | Leasehold**

Three Bedroom Maisonette Parking - No Onward Chain

Located within easy reach of Aldershot town centre and mainline station, this spacious three-bedroom split-level maisonette offers a fantastic opportunity for first-time buyers, investors or anyone looking to add value through refurbishment.

Set across the first and second floors of a character conversion, the property benefits from its own private entrance, a generous dual-aspect living room, a separate fitted kitchen, three well-proportioned bedrooms, and a white bathroom suite. While the property would benefit from modernisation, it presents a blank canvas with excellent potential.

Additional features include double glazing, gas central heating, and a private parking to the rear of the property.

EPC Band D - Council Tax Band B £1721 - Over 160 years remaining on the lease - Ground Rent Peppercorn - Service charge Adhoc

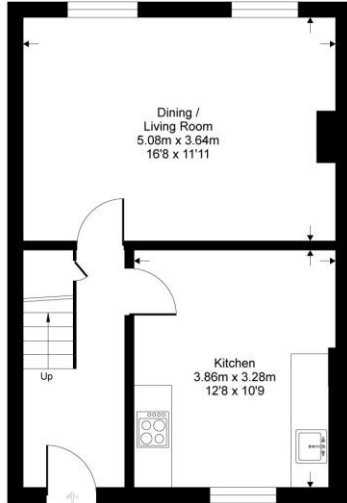
Lease details, service charges, ground rent, maintenance charges (where applicable), and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



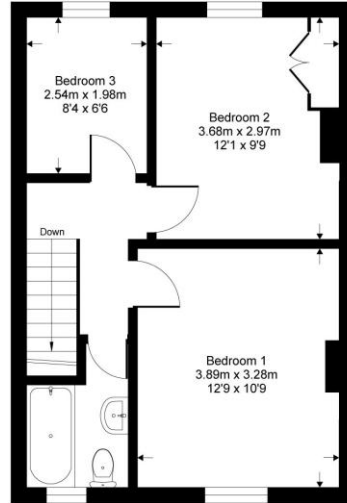


## Halimote Road

Approximate Gross Internal Area = 77.6 sq m / 836 sq ft



Ground Floor = 38.8 sqm / 418 sqft



First Floor = 38.8 sqm / 418 sqft



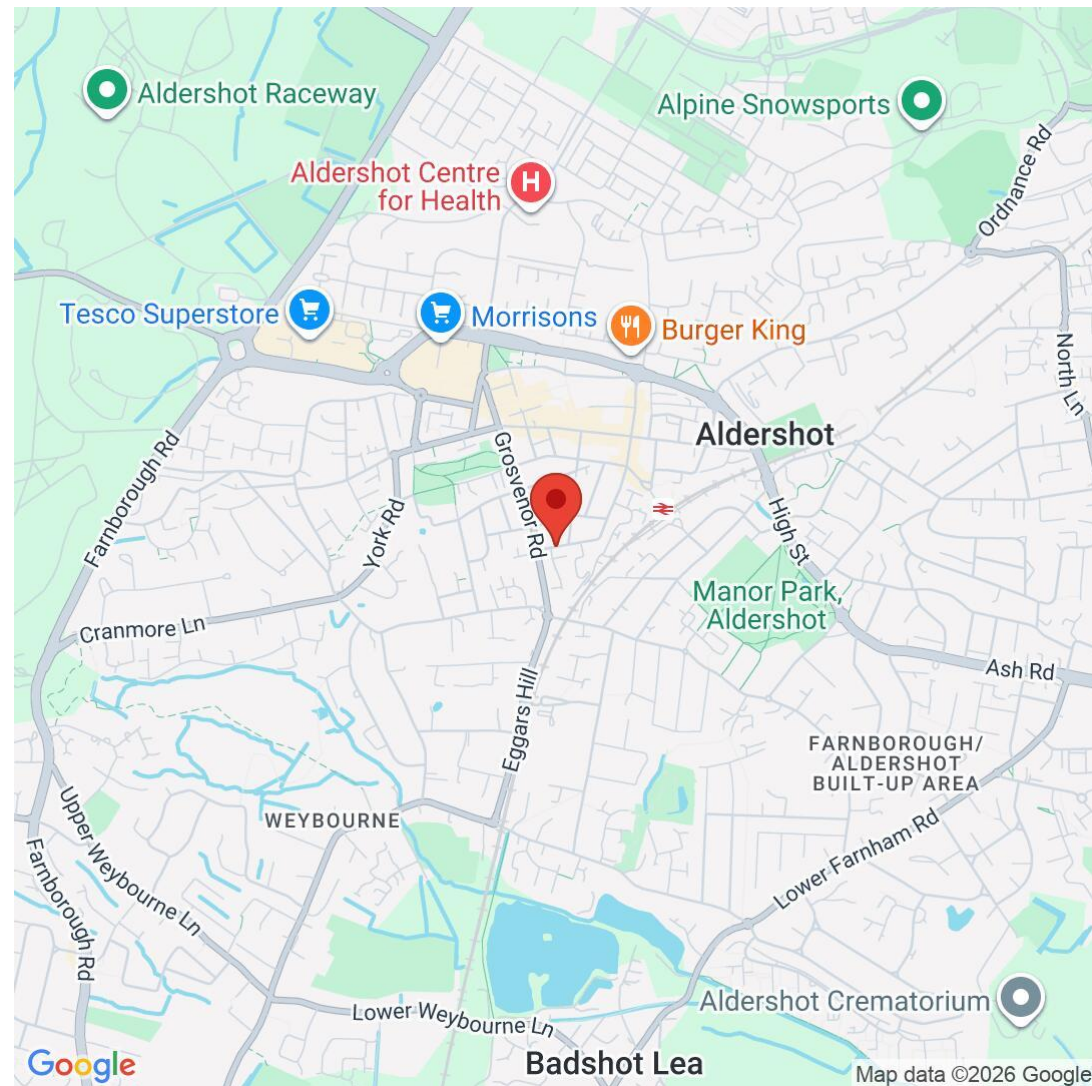
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Osbornes Estate Agents

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	