



13 Grosvenor Road, Aldershot, GU11 1DL Offers in the region of £425,000

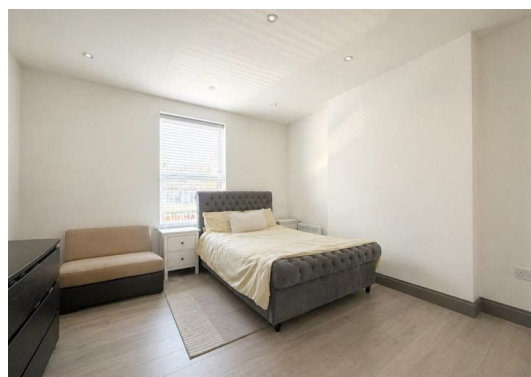
Goodmove are delighted to offer this impressive four-bedroom terraced house, ideally situated in the heart of Aldershot Town Centre.

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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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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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		
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		

