



69B Grosvenor Road

Aldershot, GU11 3DZ

Asking Price £170,000

Located in the heart of Aldershot town centre, this well-presented two-bedroom maisonette offers spacious and versatile accommodation arranged over three floors, together with the added benefit of allocated parking.

From the initial entrance hall which leads to the first floor, you will find a bright and airy open-plan living and kitchen area, a generous double bedroom, and a family bathroom.

Independent Funeral Directors & Memorial Masons

Occupying the second floor is a fantastic well-proportioned bedroom, complemented by useful additional storage space.

Externally, the property benefits from allocated parking to the rear.

Ideally positioned within walking distance of Aldershot's shops, restaurants, leisure facilities and mainline railway station, this property would make an excellent first-time purchase or investment opportunity.

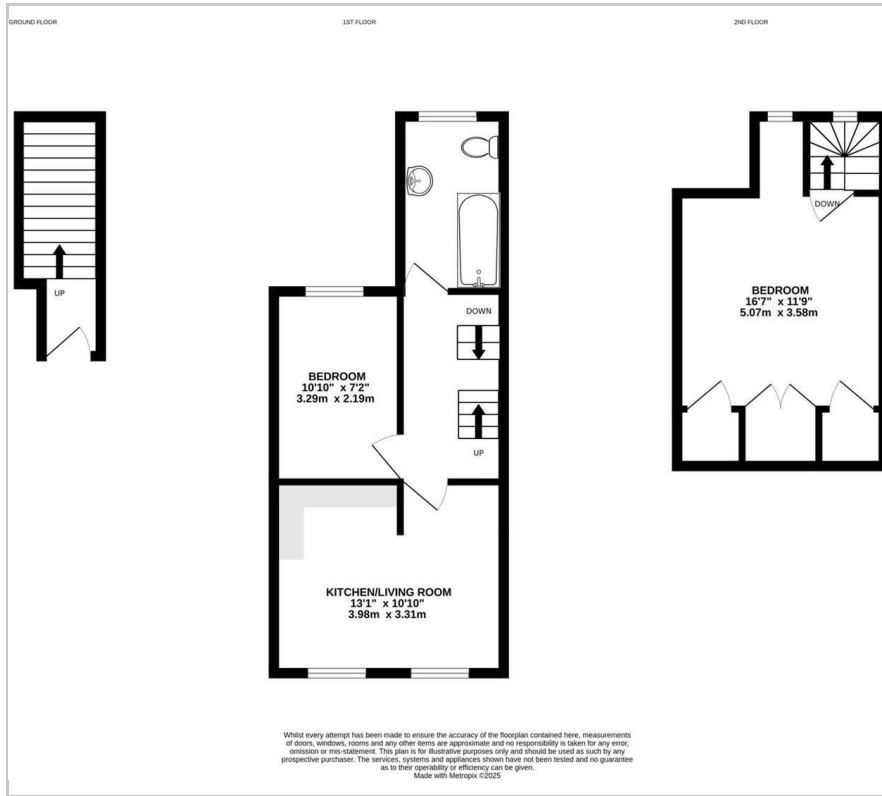
Viewing

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

- Two Bedroom Maisonette
- Allocated Parking
- Open plan Living Room/Kitchen
- Close to Aldershot Train Station
- Estimated Rental Price: £1300pcm
- Long lease of 113 years
- Ground rent approx £150 PA
- No service charges
- Council Tax Band: C
- EPC energy rating (d) 67



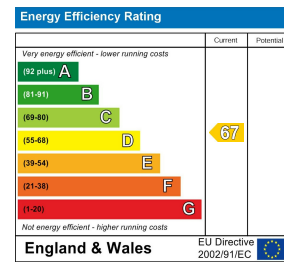
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14 Grosvenor Road, Aldershot, Hampshire, GU11 1DP

Tel: 01252 344333 Email: sales@fostersestateagents.com <https://fostersestateagents.com/>