



Belland Drive, Aldershot, Hampshire, GU11 3NZ

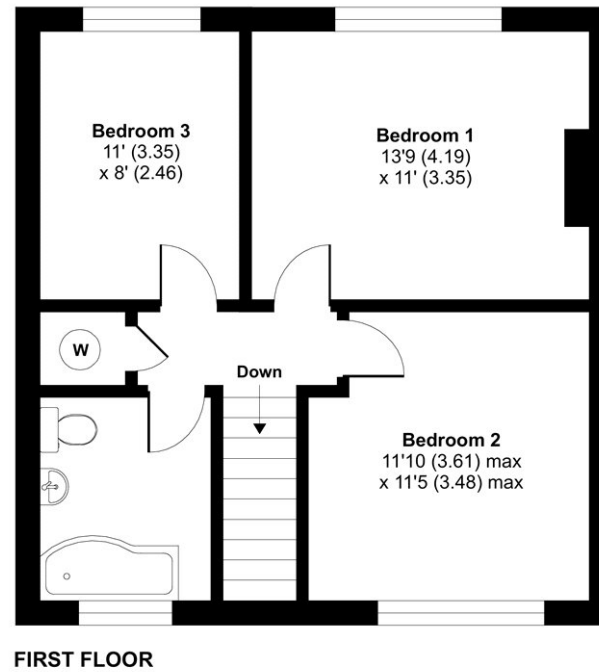
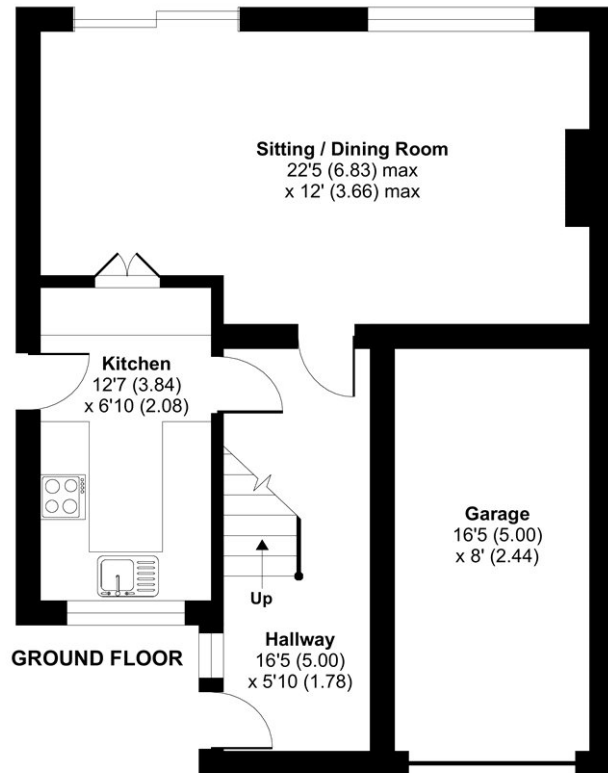


ACCOMMODATION

Located within the popular West End area in Aldershot is this semi-detached family home. The property offers a spacious entrance hall which leads through to the kitchen which overlooks the front. Across the back of the property there is a generous size sitting/dining room with sliding doors leading to the rear garden. On the first floor there are three good size bedrooms suited by a family bathroom. Externally to the front there is driveway parking which leads to the single integral garage. The rear garden is fully enclosed by wooden fencing with well planted borders. There is a patio area across the back of the property with the rest of the garden mainly laid to lawn.



Approximate Area = 985 sq ft / 91.5 sq m
 Garage = 132 sq ft / 12.3 sq m
 Total = 1117 sq ft / 103.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1084677



SITUATION

With Aldershot town close by, you can benefit from local amenities within easy reach, including The Westgate Leisure Park and The Wellington Shopping Centre which boast restaurants, cafes, shops and a supermarket. The nearby towns of Camberley, Farnborough and Farnham provide further shopping, dining and entertaining delights. A high standard of education is provided too, with a number of Good and Outstanding Ofsted rated Primary and Secondary Schools all nearby. The home further boasts from excellent road links, including the M3 (5 miles away) and A3 (6 miles away). As well as fantastic rail links with the nearest train station just a short distance away, which provides a regular service into London Waterloo in approximately 47 minutes.



SPECIFICATION

- Three bedrooms
- Family bathroom
- Sitting/dining room
- Integral garage with driveway
- Private rear garden
- Popular location

LOCAL AUTHORITY

Rushmoor Borough Council
Council Tax Band D

GUIDE PRICE

Asking Price £395,000

TENURE

Freehold