

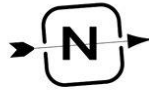


Rowhill Avenue, Aldershot, Hampshire, GU11 3LP

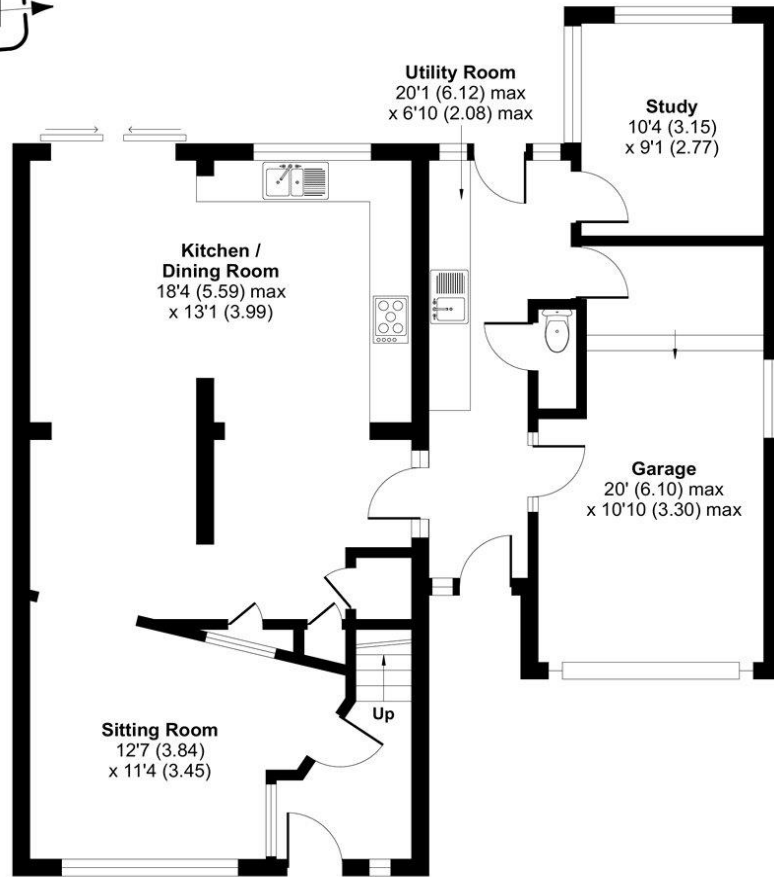


ACCOMMODATION

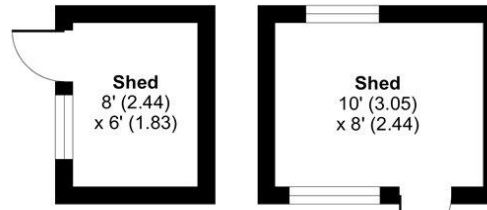
A three-bedroom semi-detached property with a beautiful mature garden measuring approximately 165 feet. The property has an abundance of potential to extend, subject to planning permission. To the rear of the property is a wonderful open-plan kitchen/dining room with incredible views over the stunning garden. There is also an additional reception room as well as a living room at the front of the property. Upstairs there are three well-proportioned bedrooms. Bedrooms one and two are both double rooms. Bedroom three is a good size single room with large wardrobes built in. There is also a family bathroom. To the front there is a driveway for multiple vehicles and also a garage. Behind the garage, there is an additional workshop or further storage. The garden is a set up with multiple areas to it. There is a patio to the rear of the house along with a large flat lawn area. There is then a lovely pond/rockery area with a concrete base to one side with two greenhouses located here. There are also multiple vegetable beds to the rear of the garden along with a large storage shed.



Approximate Area = 1429 sq ft / 132.7 sq m (includes garage)
 Outbuilding = 128 sq ft / 11.9 sq m
 Total = 1557 sq ft / 144.6 sq m
 For identification only - Not to scale

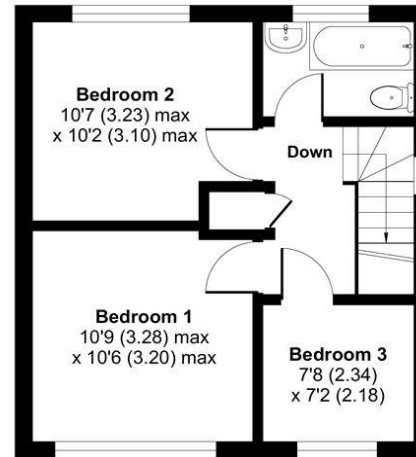


GROUND FLOOR



OUTBUILDING 2

OUTBUILDING 1



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchemcom 2023. Produced for Charters Estate Agents Limited. REF: 1014156



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

The property is situated close to the town centre and only a short walk from Rowhill's Nature Reserve with its recreational amenities and facilities. The town's railway station provides a useful link to London Waterloo in around 55 minutes and there is also good access to the A331 on the eastern edge of town which in turn links to the M3 and A31 for further regional links. A comprehensive range of retail facilities and services are available in the town centre of Aldershot which can be accessed in approximately one mile.



SPECIFICATION

- Beautiful mature garden approx. 165ft
- Three bedrooms
- Driveway and garage
- Potential to extend (STP)
- Open plan kitchen/dining room
- Separate living room



LOCAL AUTHORITY

Rushmoor Borough Council
Council Tax Band: D

GUIDE PRICE

Asking Price £450,000

TENURE

Freehold