



Cranmore Lane, Aldershot


MARTIN&CO

Cranmore Lane,

- One of Aldershot's most sought-after locations
- Scope for improvement
- Downstairs WC
- Generous plot
- Off road parking
- Garage

A detached three-bedroom home with three reception rooms, a garage and a beautifully established garden, set in one of Aldershot's most sought-after locations. With a superb plot and generous rooms ready for modernisation, this is a rare chance to create your dream family home.

Positioned in one of Aldershot's most sought-after locations, this detached three-bedroom home sits on a fantastic plot and offers an excellent opportunity for buyers to add their own personal stamp.

The ground floor has three versatile reception rooms. To the front is a sitting room of approximately 14'10" x 11'0", with a bay window and fireplace. A separate dining room of 13'0" x 10'1" opens into a spacious rear



lounge of 18'6" x 10'2". The lounge has sliding doors onto the garden. The kitchen measures 16'1" x 8'10" and provides a good range of wall and base units, a breakfast bar and a double sink. It gives direct access to the integral garage, and a ground floor cloakroom completes this level.

Upstairs are three bedrooms, including a bright front double with a bay window overlooking the tree-lined street. There is also a family bathroom with a bath and shower over.

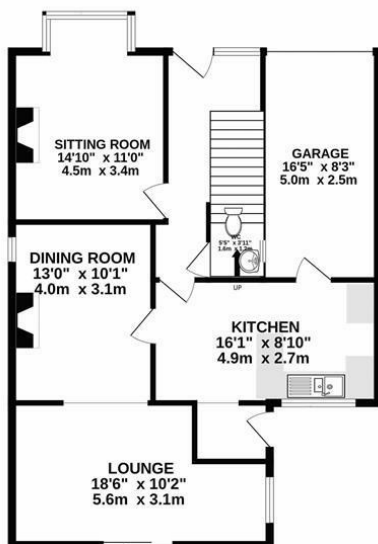
Outside, the well-established rear garden is a real feature of the home. It has mature hedging, a timber arbour and lawned areas, offering an idyllic and private space to enjoy. A brick-built garden store of 10'1" x 8'4" provides useful additional storage. To the front, a driveway leads to the garage, which measures 16'5" x 8'3", alongside a lawned front garden.

The property is offered in need of modernisation throughout. With generous room sizes and a superb plot, it presents a rare opportunity to create a long-term family home in a highly desirable setting. Early viewing is strongly recommended.

Tenure: Freehold
EPC: To Follow
Council Tax: Band E

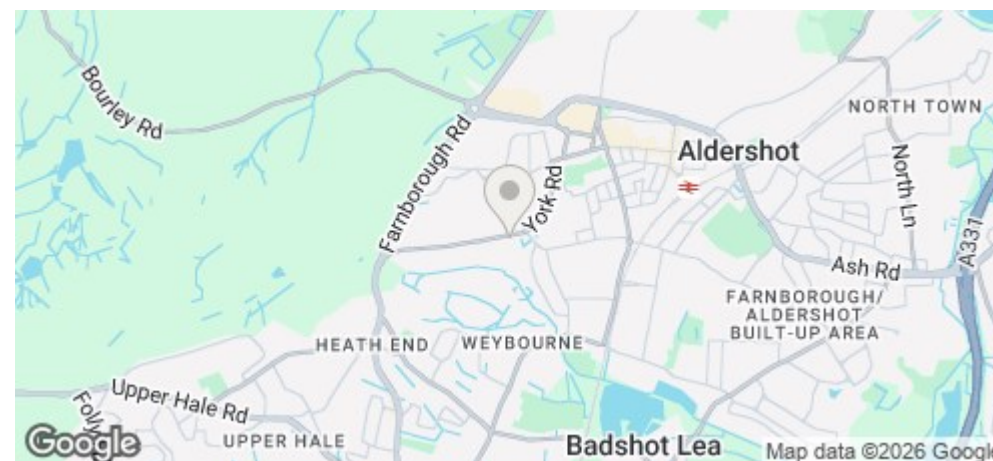


GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



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	



Martin & Co Aldershot
173 Victoria Road, Aldershot, Hampshire,
GU11 1JU
Aldershot@martinco.com

01252 311974
<http://www.martinco.com>



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