



**North Lane, Aldershot**

**£299,950**

  
**MARTIN & CO**

# North Lane, Aldershot

- Requires modernisation
- Potential for extension
- Off road parking
- Large plot
- Extensive rear garden
- No onward chain
- Gas Safety certificate
- EICR certificate
- EPC: 60/78
- Council Tax Band: B

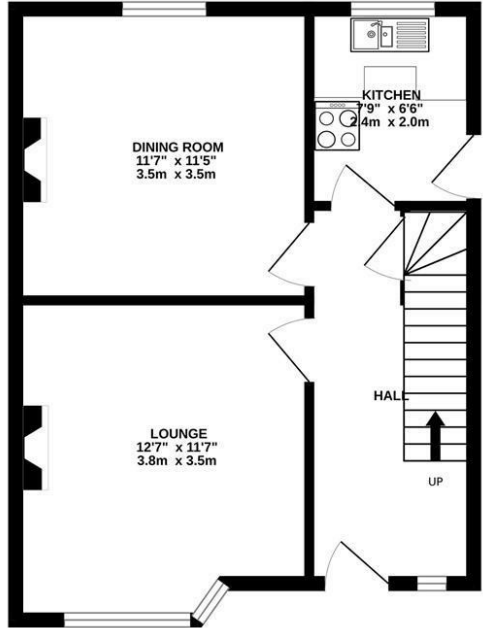
OPEN HOUSE EVENT NOW FULLY BOOKED.

Offered to the market for the first time since its construction in 1946, this three-bedroom semi-detached home presents a rare opportunity. Set on a generous plot, the property benefits from a recently replaced gas boiler and a modern electrical consumer unit, providing a solid foundation for renovation. While the interior would benefit from comprehensive

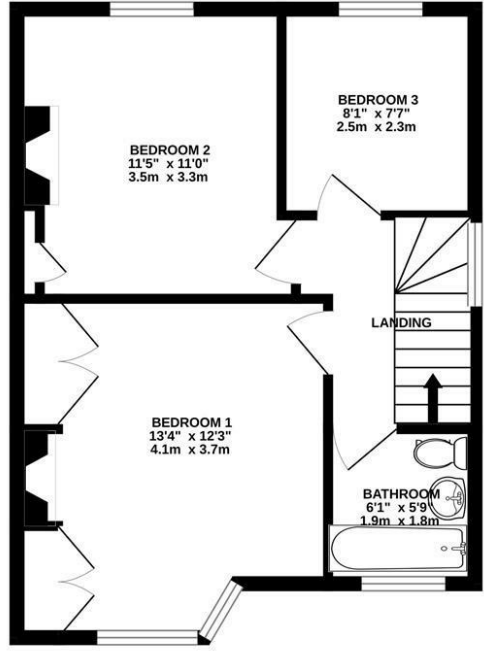
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>78</b>
	<b>60</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

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