



Orchard Way, Aldershot


MARTIN & CO

Orchard Way, Aldershot

- Three-bedroom semi-detached home.
- Sought-after Orchard Way location.
- Large open plan Lounge/Diner
- Generous rear garden.
- Driveway parking for two cars.
- Close to schools, amenities, and transport links.

Charming 1930s three-bedroom semi-detached home in the sought-after Orchard Way, offering spacious living, a generous rear garden, and off-road parking for two vehicles. Ideally located close to schools, amenities, and transport links, it's a fantastic opportunity for families and first-time buyers alike.



Situated in the sought-after Orchard Way area of Aldershot, this charming three-bedroom semi-detached home combines period character with comfortable modern living. Dating from the 1930s, the property offers spacious and versatile accommodation, making it an excellent choice for families, first-time buyers, or those looking to upsize.

The ground floor features two generous reception rooms, providing flexible living and entertaining space, while the well-planned layout creates a welcoming and practical home.



Upstairs, there are three well-proportioned bedrooms served by a family bathroom.

One of the standout features of this delightful home is the generous rear garden, offering an excellent outdoor space for families, gardening enthusiasts, or those who enjoy entertaining. Whether relaxing on a summer's evening or providing plenty of room for children to play, the garden is a wonderful extension of the home.

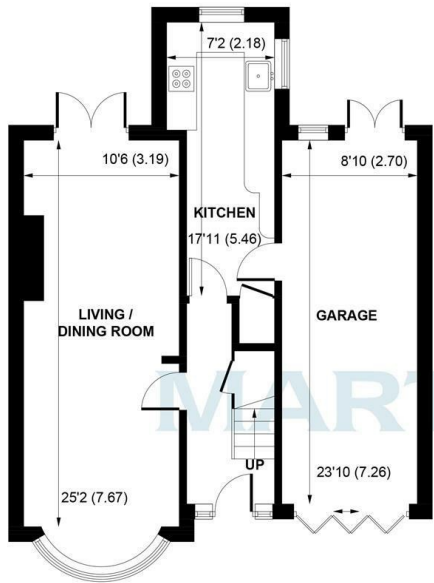
Externally, the property also benefits from off-road parking for two vehicles, providing added convenience for homeowners and visitors alike.

Ideally positioned in a quiet residential location, Orchard Way offers the perfect balance of tranquillity and convenience. A range of local amenities, well-regarded schools, and excellent transport links are all within easy reach, making this an ideal setting for everyday family life.

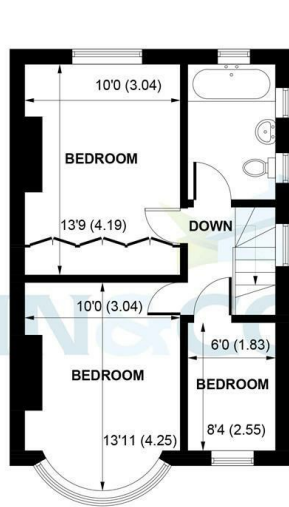
Offering charm, space, and an enviable location, this attractive semi-detached home presents a fantastic opportunity for buyers looking to establish themselves in one of Aldershot's popular residential areas. Early viewing is highly recommended.

Tenure: Freehold
Council Tax Band: D
EPC: 59/80

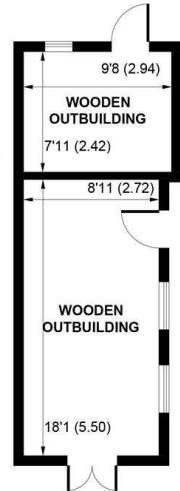




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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Approximate Gross Internal Area = 105.5 sq m / 1136 sq ft (Including Garage)
 Outbuilding = 22.3 sq m / 240 sq ft
 Total = 127.8 sq m / 1376 sq ft

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	
		59	80

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	



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1316747)
 Produced by BlueSky Estate Agency Services on behalf of Martin&Co

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

