

Cambridge Road, Aldershot

MARTIN&CO

Cambridge Road, Aldershot

- No onward chain
- Share of freehold
- Large private rear garden
- Off road parking
- Refurbished throughout
- Walking distance to town centre

Offered with no onward chain, this well-presented ground floor maisonette benefits from a share of the freehold and a generously sized private rear garden exceeding 60 feet. An excellent opportunity for first-time buyers, downsizers, or investors, this home combines character, space, and practicality in a sought-after location.

31B Cambridge Road is a beautifully refurbished ground-floor maisonette that must be seen to be fully appreciated. Designed with a spacious open-plan feel, this home offers a rare combination of features not often found in the one-bedroom sector.







A standout highlight is its private entrance, along with an exceptionally long lease—over 950 years—and the added advantage of a Share of Freehold. The property also boasts a large, private, walled garden, thoughtfully landscaped to include a covered seating area, perfect for alfresco dining in the warmer months.

Additional benefits include gas central heating, UPVC double glazing, and private off-road parking for two vehicles at the rear.

Situated on Aldershot's desirable west side, the property offers convenient access to the town centre, local amenities, and Aldershot Mainline Station, with direct trains to London Waterloo in just 47 minutes.

Key Details:

Share of Freehold
Lease Remaining: 960 years
EPC Rating: D (66)
Council Tax Band: B

This is a fantastic opportunity to own a truly unique home—early viewing is highly recommended.

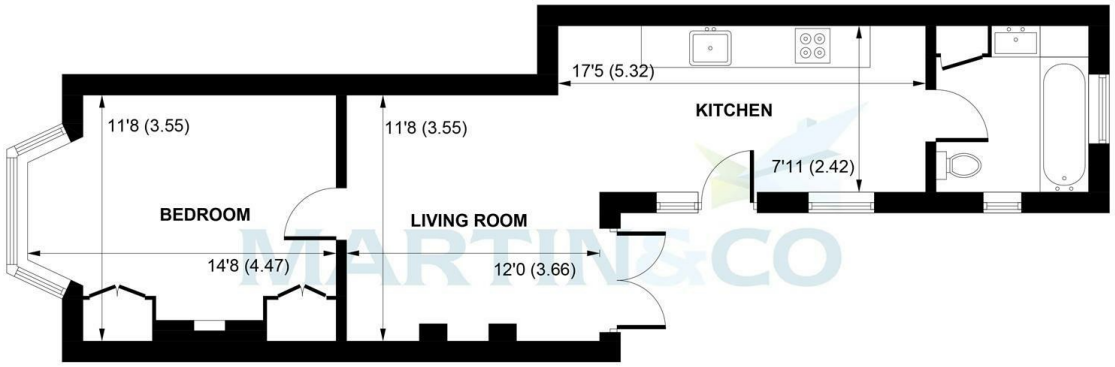






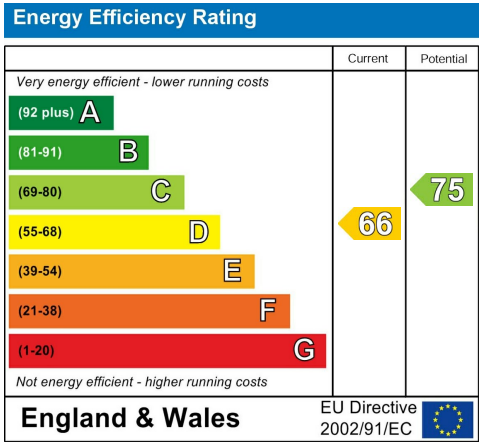
Cambridge Road, Aldershot

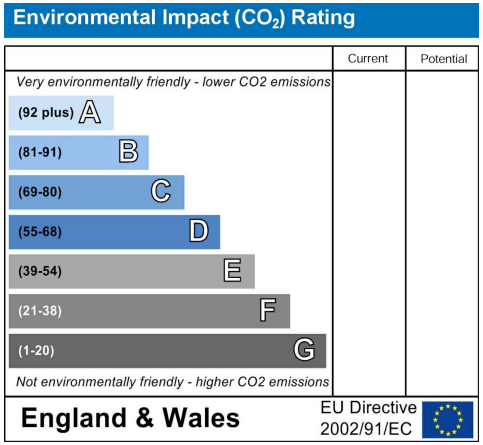
Approximate Gross Internal Area = 45.7 sq m / 492 sq ft



GROUND FLOOR

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 1166202)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co







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

01252 311974
http://www.martinco.com

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, seller(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.

The Property Ombudsman