



St. Josephs Road, Aldershot

£325,000

MARTIN&CO

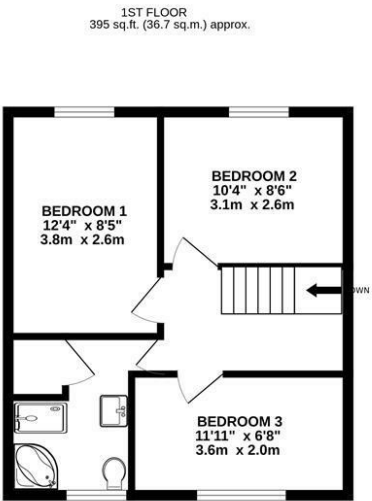
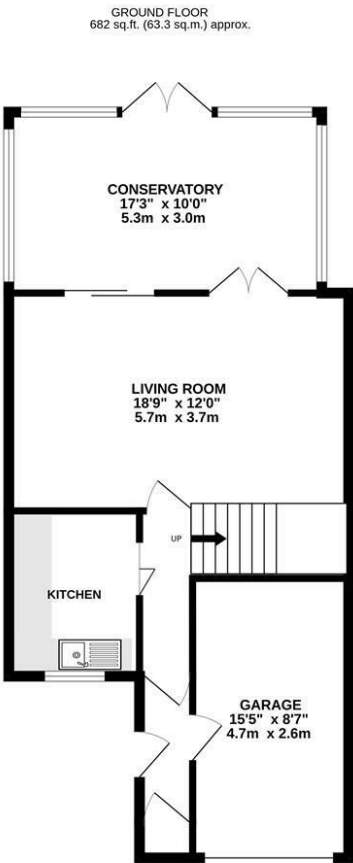
St. Josephs Road, Aldershot

- Three bedroom house
- In need of modernisation throughout
- Potential to improve
- No onward chain
- Large reception space
- Integral garage
- Driveway parking
- Private rear garden

This spacious three bedroom semi detached house is now in need of modernisation throughout, and offered to the market with no onward chain. Downstairs, there is a reception room spanning the width of the property, with a conservatory accessed from here. There is a separate kitchen, and access to the integral garage. Upstairs, there are three well proportioned bedrooms, as well as a bathroom with both bath and walk in shower cubicle. There is a garden to the rear of the property, which is now heavily overgrown, but has the opportunity to transform and create a private and peaceful setting. There is driveway parking to the front of the property.

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		



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 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.

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Martin & Co Aldershot Sales
173 Victoria Road, Aldershot, Hampshire, GU11 1JU
01252 311974 . aldershot@martinco.com

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



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