



Newport Road, Aldershot


MARTIN & CO

Newport Road, Aldershot

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- 3 Bedroom Victorian End Terrace House
- One Bathroom
- Seperate Living Kitchen areas
- Rear Garden
- Opportunity to improve
- Freehold
- Council Tax Band: C

Martin and Co are pleased to bring to the market this three bedroom, end of terrace house, located on Newport Road in Aldershot. Accommodation comprises of a good sized living room, spacious kitchen and a large bathroom. Further benefits include gas central heating, double glazing and being situated close to local amenities and travel links.

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000

This residence is conveniently situated a brief walk away from Manor Park and Aldershot train station. The A331, M3, A3, A31 are also just a short drive from the property.

This property offers character charm with high ceilings throughout. As you approach, the entrance discreetly positioned to the side. Upon entry, the eye is drawn to the stairway. The ground floor unfolds into a bay-fronted lounge on the right. Adjacent to this, the kitchen beckons with its spacious layout, offering ample room for dining. The utility room to the back of the ground floor allow access to the rear garden.

In keeping with its Victorian heritage, the property features the bathroom on the ground floor, nestled between the kitchen and utility room. On the first floor, the property boasts three generously sized double bedrooms. The master bedroom situated to the right. Across the hall, the additional bedrooms equally suited for family, guests, or as personal office spaces. The versatile loft area, presents many possibilities for use.

The garden's seclusion ensures a tranquil environment for outdoor relaxation and



entertainment. To the rear, adjacent to the garden there is a dropped kerb which could lend itself to creating a driveway in the future.

The property is available without onward chain complications and would benefit from cosmetic improvement.

Freehold.
Council Tax Band: C

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

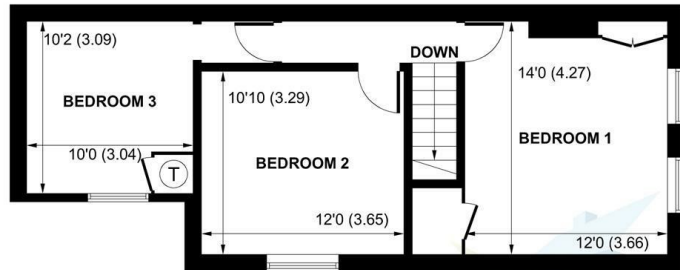
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

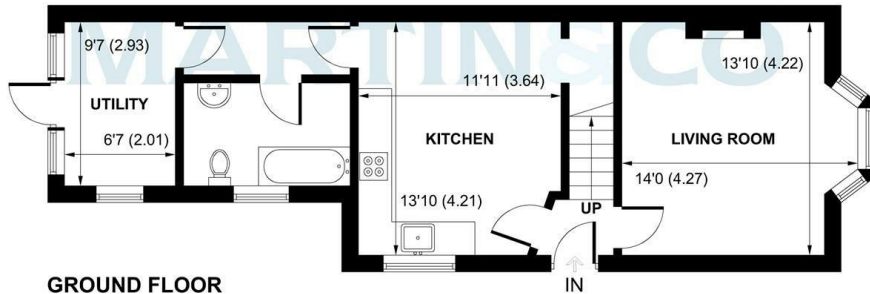


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Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft



FIRST FLOOR

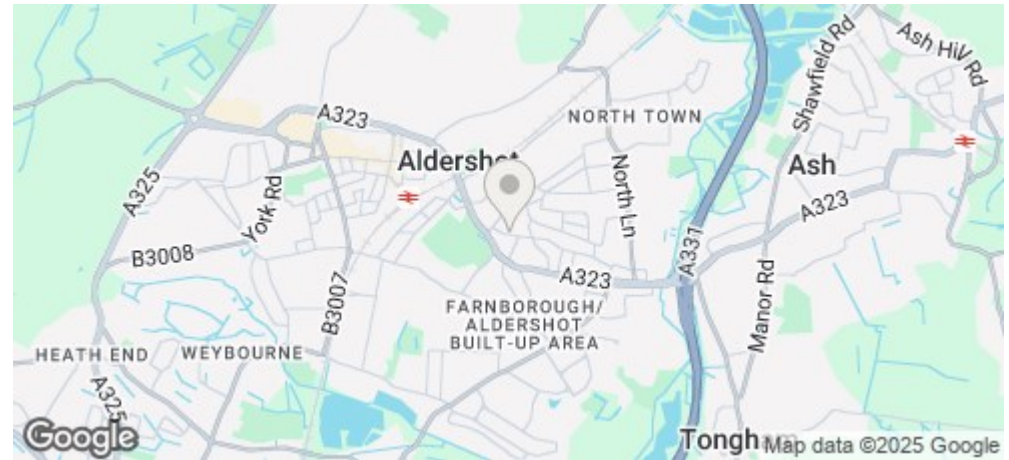


GROUND FLOOR

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. (ID1093091)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

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			
		47	70
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	



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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.

