



**Western Road, Aldershot**

  
**MARTIN&CO**

# Western Road, Aldershot

- Two Bedroom Terraced House
- Good Sized Living Room
- Large Kitchen & Bathroom
- Two Double Bedrooms
- Separate Dining Room
- On Street Parking
- Double Glazing
- Gas Central Heating
- Close to Aldershot Town Centre

*We are pleased to bring to the market this two bedroom, terraced house, located on Western Road in Aldershot. Accommodation comprises of a good sized living room, spacious kitchen, separate dining room, large bathroom, and two double bedrooms. Further benefits include on street parking, built in storage in the main bedroom, gas central heating, double glazing and is situated close to local amenities.*

6 Western Road is conveniently located for access to several local schools (Wellington Community Primary School being just 0.2 miles away, St Joseph's Primary School just 1.0 miles away and the All Hallows School also being just 1.1 miles away) and local shops.

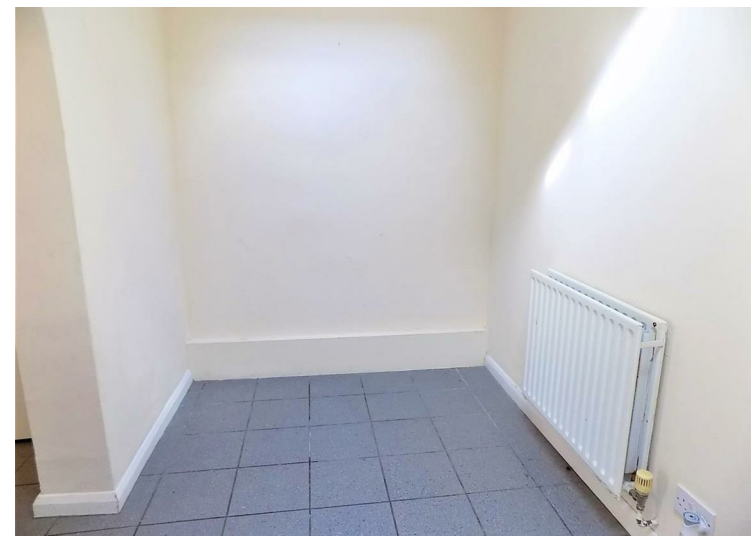


The location of this property is ideally located for access to local road and rail links, Aldershot Mainline Station (allowing access into London Waterloo in just 47 minutes) is conveniently situated just a 1.5 mile (19 minute) walk and the A331, M3, A3, A31 are also just a short drive from the property.

Upon entering the property, a stairway invites you to explore the upper level, while to the right, the lounge beckons with its expansive bay window and welcoming fireplace. Beyond lies the kitchen, the white kitchen with grey worktops provides a clean atmosphere, complete with a fitted oven and hob. Adjacent to the kitchen, the dining room offers a gateway to the outdoors with a door that opens to the property's rear. True to its Victorian heritage, the bathroom is conveniently located on the ground floor, featuring a classic three-piece suite with a handheld shower, sink, and toilet.

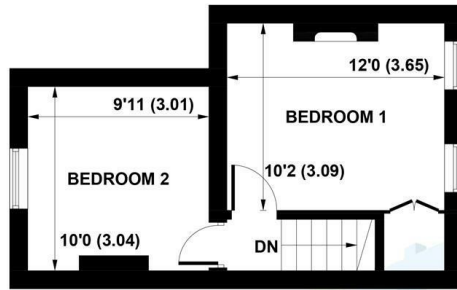
An L-shaped paved area at the rear of a property can be a versatile space, offering a quaint retreat or a functional outdoor area.

Freehold  
Council Tax Band: C  
EPC Rating: D66

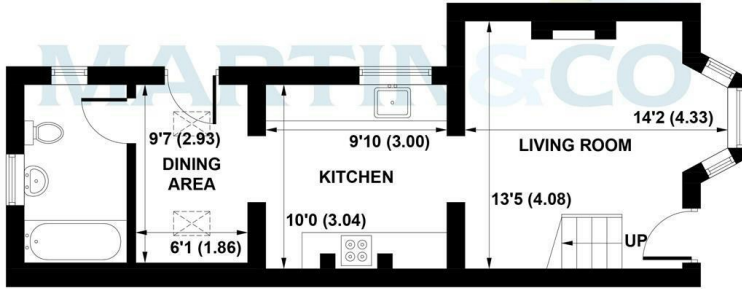


## Western Road, Aldershot

Approximate Gross Internal Area = 62.8 sq m / 676 sq ft



FIRST FLOOR

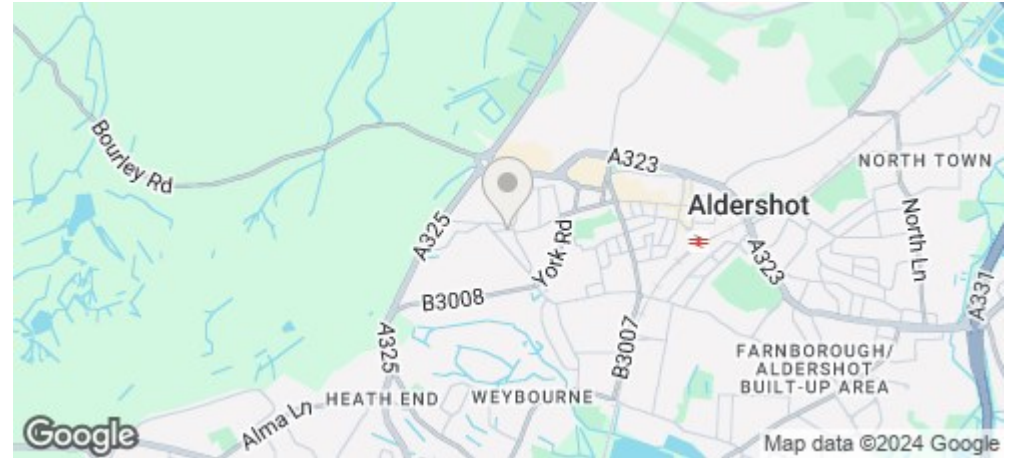


GROUND FLOOR

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. (ID 1068268)  
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			
		66	62
England & Wales		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) A			
(81-91) B		86	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

