



**Canning Road, Aldershot**  
**£300,000**

  
**MARTIN&CO**

# Canning Road, Aldershot

- Two double bedrooms
- No onward chain
- Driveway parking
- Spacious rear garden
- Modern kitchen
- Utility room
- Well presented bathroom
- Downstairs W/C
- Council tax Band: C
- EPC: D (63)



*This well-presented two double bedroom terraced home is offered to the market with no onward chain and benefits from off-road parking, making it a convenient and ready-to-move-into option.*



This well-presented two-bedroom terraced home is offered with no onward chain and benefits from off-road parking, making it a convenient and ready-to-move-into option.

The ground floor features a generously sized living room, perfect for relaxing or entertaining, with large windows that bring in plenty of natural light. The modern kitchen is well-equipped and includes ample countertop and storage space, as well as a utility area for added practicality. A downstairs WC adds to the convenience.

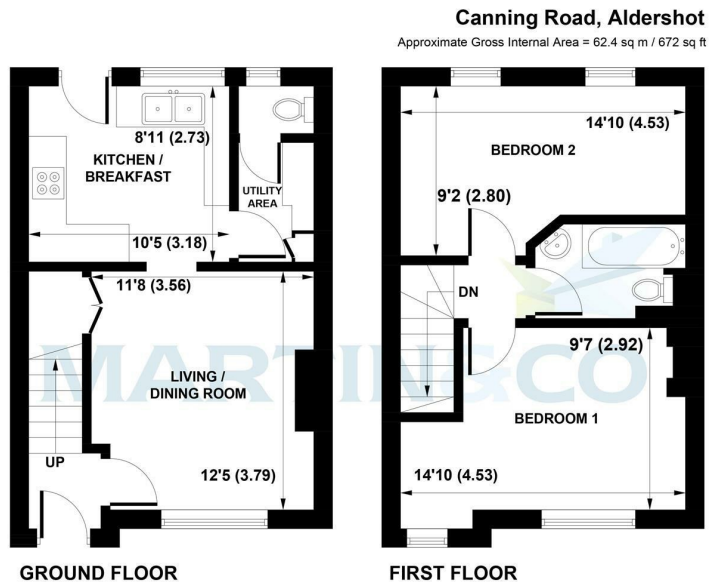
Upstairs, both double bedrooms are bright and inviting, each featuring two windows that create a light and airy feel. There is also ample storage space to help keep your home organised. The bathroom is in excellent condition, fitted with a shower over the bath for versatility.

Outside, the property benefits from off-road parking and a low-maintenance garden as well as the roof recently being replaced, offering a private space to enjoy outdoor activities.

Ideally located, the home is within less than half a mile of sought-after schools, local shops, and amenities. Additionally, it is less than a mile from the train station, providing direct links to London Waterloo, making it an excellent choice for commuters.

This home offers comfort, convenience, and a great location.

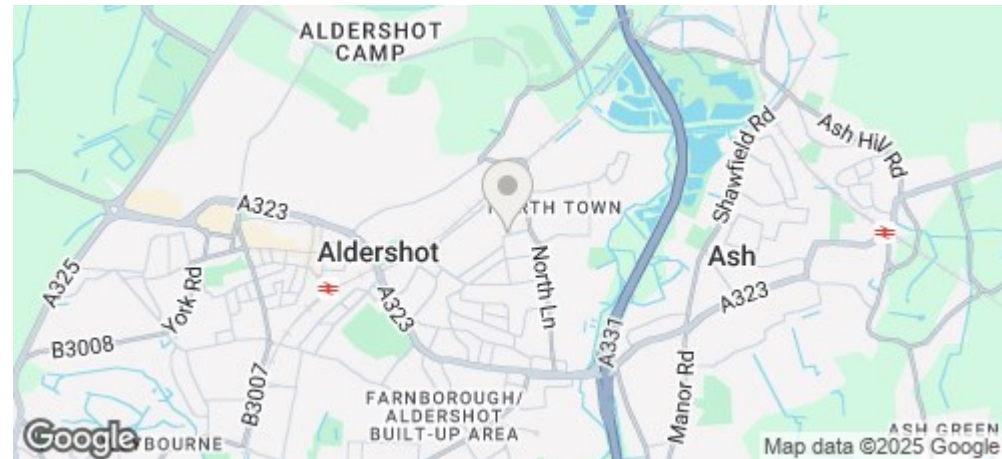




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1157842)  
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>63</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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

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



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