



Highland Road, Aldershot

 **MARTIN & CO**

Highland Road,

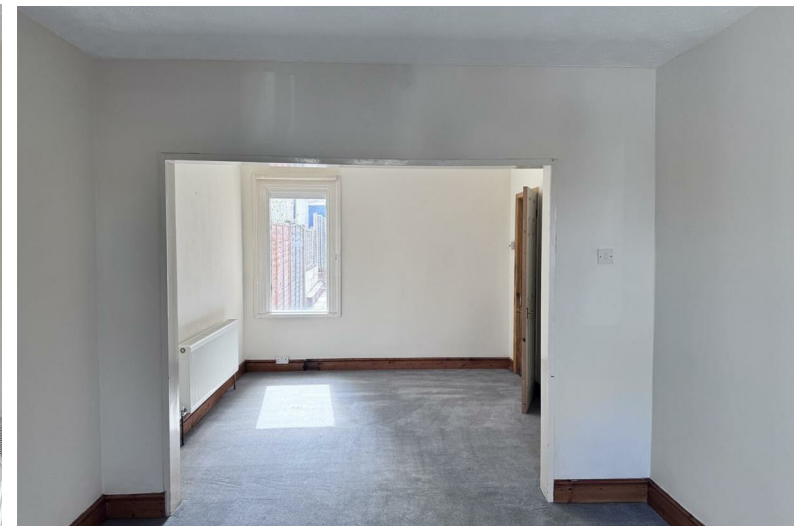
Aldershot

- No onward chain
- Private rear garden
- Two reception rooms
- Redecorated
- Recarpeted

This charming Victorian home on Highland Road features two bedrooms, two reception rooms, and fresh décor throughout. Located near top local schools and Aldershot's mainline station, it's ideal for first-time buyers or investors. Offered with no onward chain and potential to add value.

Situated on the ever-popular Highland Road, this delightful mid-terrace Victorian house blends period charm with modern comforts. Recently redecorated and fitted with new carpets, the property is ready to move into with no onward chain, ensuring a straightforward purchase.

The home features two bright and inviting reception rooms, perfect for both relaxation and entertaining. Upstairs, two generously



sized bedrooms provide comfortable living space, complemented by a well-appointed first-floor bathroom. The property is ideally located within walking distance of Aldershot's mainline station, offering direct links to London, and is close to a number of highly regarded local schools—making it a convenient choice for commuters and families alike.

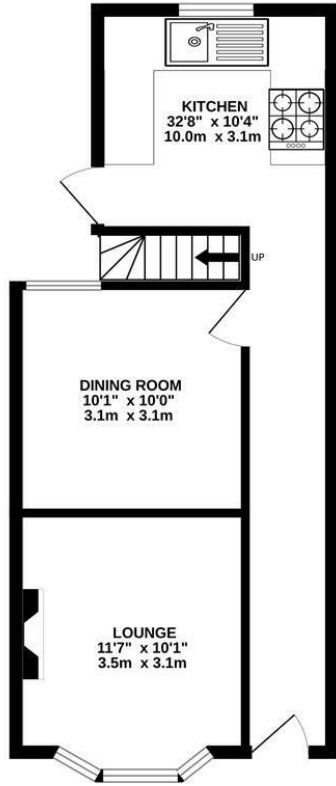
While already an attractive and well-maintained property, there remains scope for further improvement—offering buyers the opportunity to personalise and add value. This is a rare combination of character, location, and potential, making it a competitively priced home in the heart of Aldershot.

Don't miss your chance to view this charming residence—contact us today to arrange a viewing.

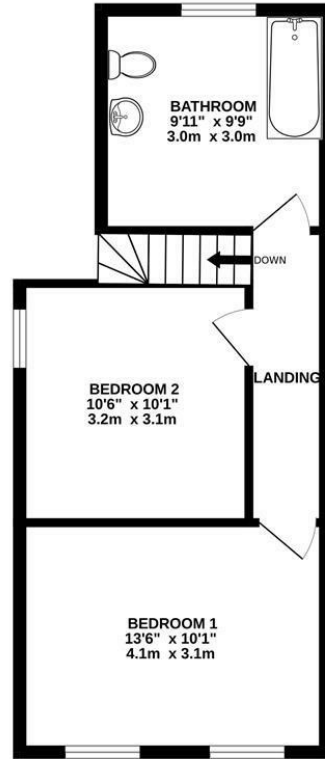
Council Tax: Band C
Tenure: Freehold
EPC: D68



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.9 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			68
(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			88
(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	



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, 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.

