



Park Road, Aldershot



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- Victorian terraced home with period charm
- Three well-sized bedrooms
- Open-plan lounge/dining area
- Good-sized garden with home office
- Close to schools, parks, and amenities

A charming three-bedroom Victorian terraced home on Park Road, Aldershot, blending period character with modern living. Featuring a bright open-plan lounge/dining area, family bathroom, downstairs WC, generous rear garden, and a separate home office, the property is ideally located close to local amenities, schools, and parks.



Nestled on the charming Park Road in Aldershot, this delightful Victorian terraced house offers a wonderful blend of period character and modern living. With its classic architecture and inviting façade, the property is sure to capture your heart from the moment you arrive.

Inside, the home features a spacious open-plan lounge and dining area, providing a versatile

and welcoming space for both relaxing and entertaining. Flooded with natural light, this inviting reception area creates a warm atmosphere that can easily adapt to suit family life or social occasions.

The property boasts three well-proportioned bedrooms, making it an ideal choice for families, professionals, or those seeking additional space for guests or home working. A well-appointed family bathroom is complemented by a convenient downstairs WC, adding to the practicality of the home.

Retaining attractive Victorian features throughout, the property combines timeless elegance with everyday comfort. To the rear, a generous garden offers excellent outdoor space for relaxation and recreation, while a useful home office situated at the back of the garden provides the perfect setting for remote working or creative pursuits.

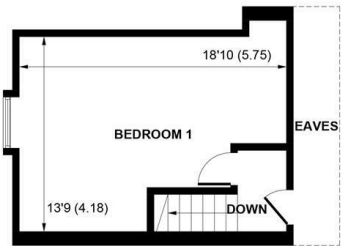
Ideally located within easy reach of local amenities, schools, parks, and transport links, this charming home enjoys the benefits of a vibrant community and convenient living. Whether you are a first-time buyer, growing family, or investor, this attractive property represents a fantastic opportunity to enjoy character, space, and convenience in the heart of Aldershot.

Tenure: Freehold
EPC: C 69/76
Council Tax Band: C

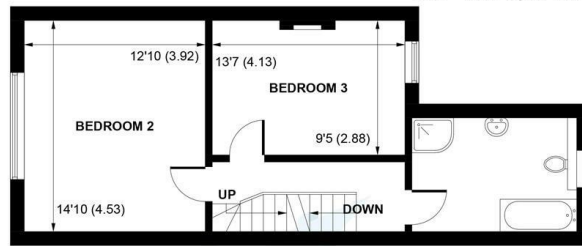


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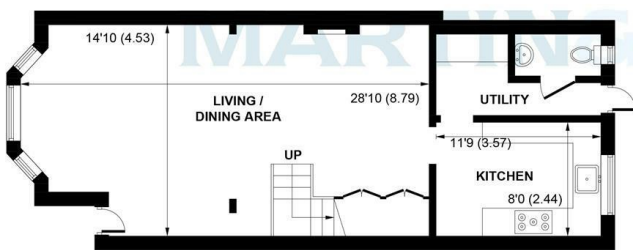
Approximate Gross Internal Area = 124.7 sq m / 1342 sq ft
 Outbuilding = 14.7 sq m / 158 sq ft
 Total = 139.4 sq m / 1500 sq ft



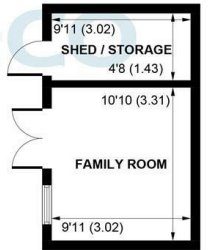
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)
 OUTBUILDING

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 1299795)
 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			
England & Wales		EU Directive 2002/91/EC	
		69	76

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.

