



Chetwode Terrace, Aldershot

£425,000


MARTIN&CO

Chetwode Terrace, Aldershot

House - Semi-Detached
4 Bedrooms, 4 Bathroom

£425,000

Council Tax Band: C

- Four bedrooms
- Annex potential
- Desirable location
- Driveway Parking
- No Onward chain

Nestled in the desirable area of Chetwode Terrace, Aldershot, this charming semi-detached house presents an excellent opportunity for families and individuals alike. Spanning an impressive 970 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With four well-proportioned bedrooms, there is ample space for everyone to find their own sanctuary.



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The house features two bathrooms, ensuring convenience for busy mornings and family life. The property offers a blend of modern living with the potential for personalisation. The opportunity to improve and add your own touch makes this home a blank canvas for those looking to create their dream space.

One of the standout features of this property is the off-road parking, which accommodates several vehicles, a rare find in this popular location on the borders of Farnham. Additionally, the potential for an annex provides further possibilities for extended family living or a home office.

With no onward chain, this property is ready for you to move in and start making memories. Whether you are a first-time buyer or looking to upsize, this home offers a fantastic opportunity in a sought-after area. Don't miss your chance to view this delightful property and envision the possibilities it holds.

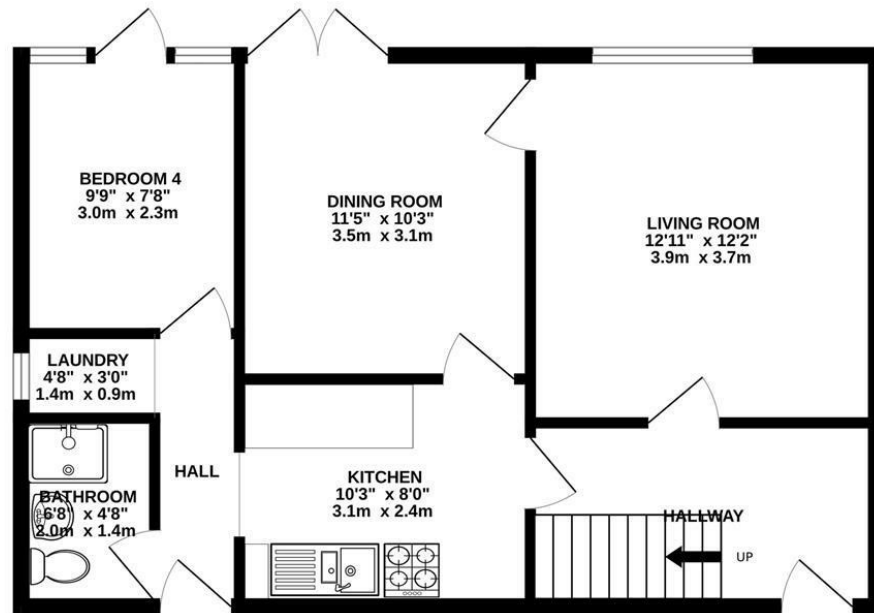
Tenure: Freehold
Council Tax: Band C
EPC: Commissioned rating to follow

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		
EU Directive 2002/91/EC		
England & Wales		

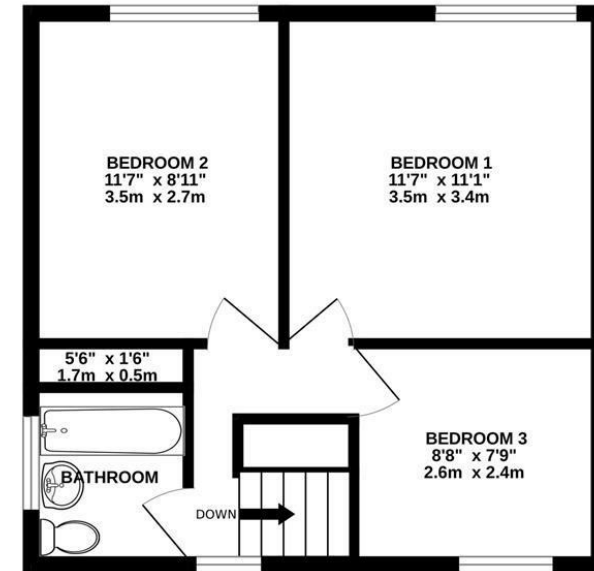
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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 as to their operability or efficiency can be given.
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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.