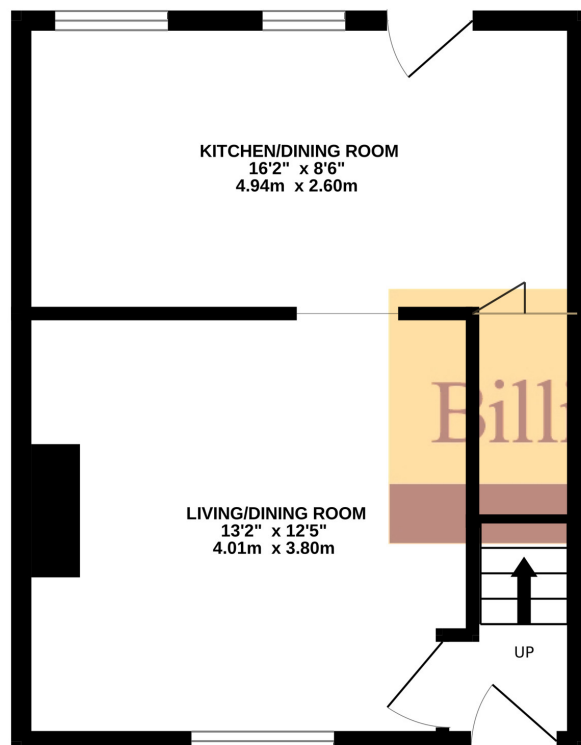
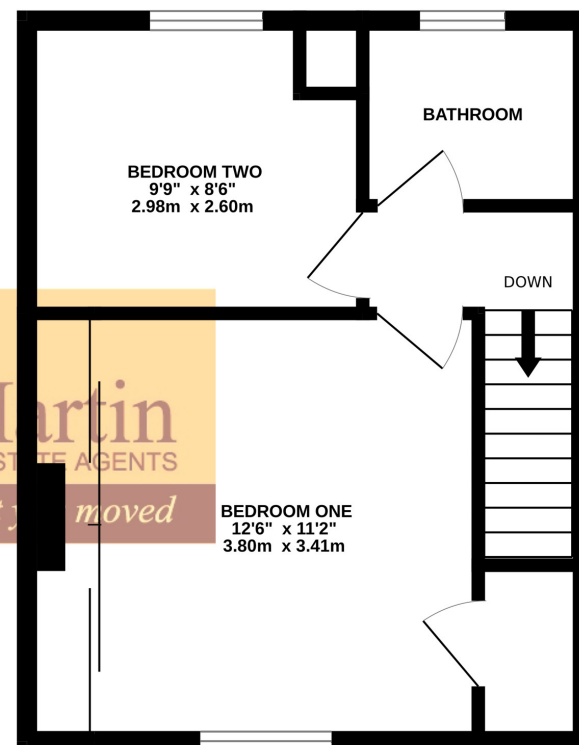


GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.
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16 Stone Street

Aldershot, Hampshire GU12 4EB

£330,000 Freehold

A very well presented two bedroom semi-detached family home located close to schools, shops and Manor Park as well as enjoying easy access to the areas commuter routes. Accommodation comprises entrance hall, living room, kitchen/dining room, two double bedrooms, refitted bathroom. Features include integrated kitchen appliances, replacement combination gas boiler and consumer unit, private 50ft rear garden. Energy Efficiency Rating 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect upvc multi-point locking door with opaque double glazed inserts, radiator, door to living room, stairs to first floor landing, textured ceiling.

LIVING ROOM

13' 2" x 12' 5" (4.01m x 3.78m) Front aspect upvc double glazed window, radiator, feature brick built fireplace, Cable point, doorway to kitchen/dining room, dado rails, laminate flooring, textured ceiling with coving.

KITCHEN /DINING ROOM

16' 2" x 8' 6" (4.93m x 2.59m) Rear aspect upvc double glazed windows, rear aspect hardwood door with double glazed panel giving access to garden, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl sink unit with mixer tap and separate drinking water tap. Integrated fridge/freezer, washing machine and dishwasher, four ring gas cooker with oven below, extractor hood, wall mounted concealed replacement combination gas boiler, part tiled walls. Space suitable for dining table and chairs, radiator, under stairs storage cupboard housing replacement consumer unit and electric meter, tiled flooring, textured ceiling with coving.

FIRST FLOOR

LANDING

Doors to both bedrooms and refitted bathroom, access to loft space via hatch, textured ceiling.

BEDROOM ONE

12' 6" x 11' 2" (3.81m x 3.40m) Front aspect upvc double glazed window, radiator, range of fitted wardrobes with hanging rails and shelving, built in wardrobe with shelving, textured ceiling with inset lighting and coving.

BEDROOM TWO

9' 9" x 8' 6" (2.97m x 2.59m) Rear aspect upvc double glazed window, radiator, fitted single wardrobe with shelving, laminate flooring, textured ceiling with coving.

REFITTED BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap and shower over, fitted screen, fully tiled walls, heated towel rail, tiled flooring, extractor fan, textured ceiling.

REAR GARDEN

Hard standing terrace suitable for seating leading to the remainder of garden which is laid to lawn with timber decked terrace to rear, timber built shed, timber built store with power, water tap, fully enclosed via mature hedging and wood panel fencing with pedestrian gate to front. measuring approximately 50ft.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

