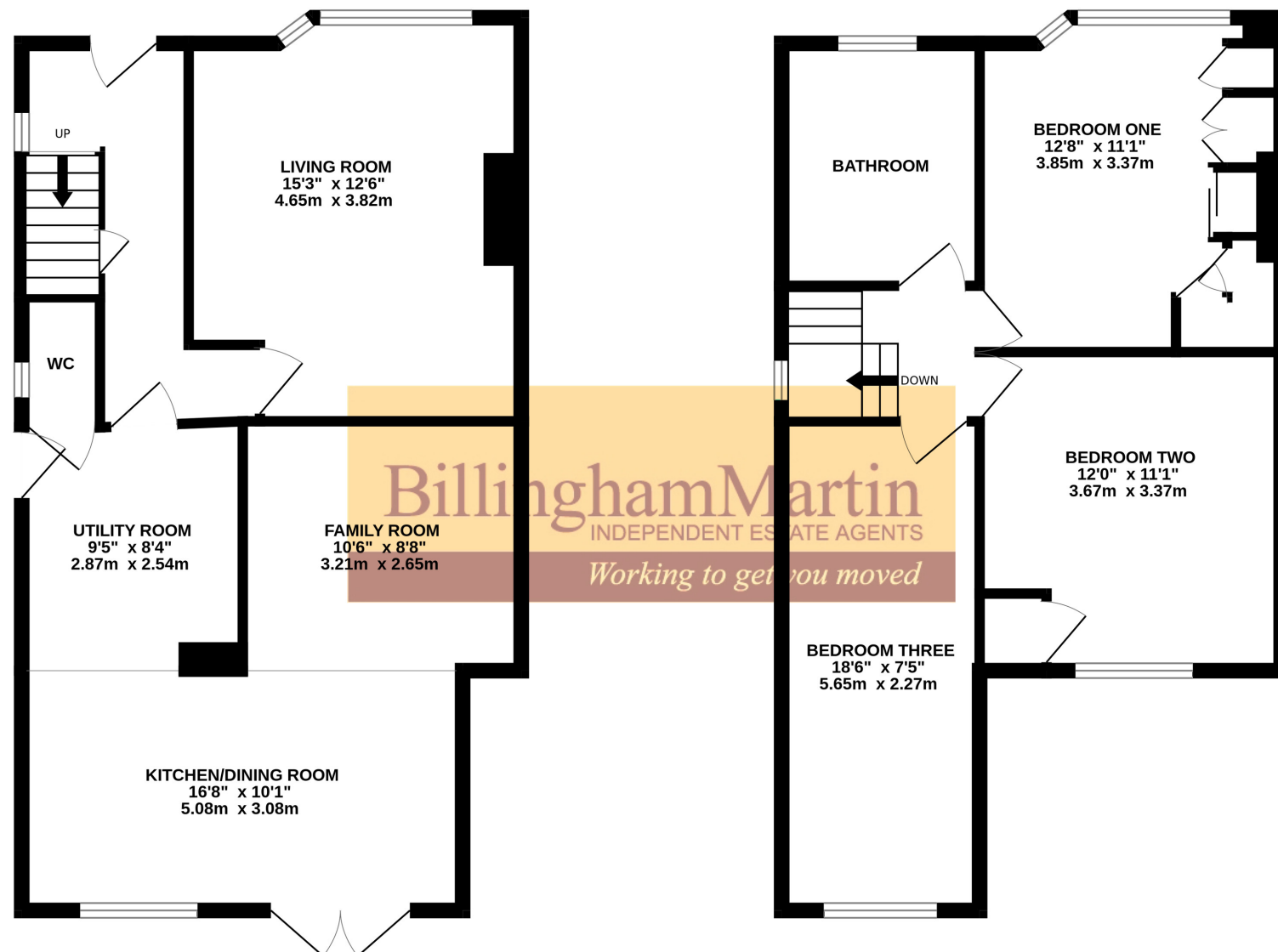


GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.
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3 Institute Road

Aldershot, Hampshire GU12 4DA

£450,000 Freehold

A three bedroom semi-detached family home conveniently located close to schools, shops and Manor Park as well as enjoying easy access to the areas commuter routes. The property has been the subject of considerable extension and improvement to offer enhanced accommodation comprising entrance hall, living room, utility room, cloakroom, kitchen/dining room, family room, three double bedrooms, bathroom. Features include recently refitted kitchen and utility room, 54ft rear garden with covered terrace offering space for outdoor dining/entertaining, driveway and carport providing off road parking for five cars. EER 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect upvc door with opaque double glazed insert, side aspect upvc double glazed window, stairs to first floor with storage cupboard below, doors with opaque glazed inserts to living room and utility room, radiator, thermostat, porcelain tiled floor, textured and coved ceiling.

LIVING ROOM

4.65m x 3.82m (15' 3" x 12' 6") max. Front aspect upvc double glazed bay window, stone fireplace with coal effect gas fire, stone hearth and timber mantle. Cable and broadband points, radiator, two wall light points, smooth finish ceiling with coving.

UTILITY ROOM

2.56m x 2.36m (8' 5" x 7' 9") max. Side aspect upvc half double glazed door to car port, full depth fitted cabinets to one side offering extensive storage with matching cabinets opposite with plumbing and space for washing machine with further shelved appliance space over, recess suitable for 'American' style fridge/freezer. Wall mounted concealed gas central heating boiler, continuation of porcelain tiled floor, smooth finish ceiling with inset downlighters, squared archway to kitchen/dining room, door to cloakroom.

CLOAKROOM

Side aspect upvc opaque double glazed window, low level wc, vanity unit inset wash basin with waterfall mixer tap and storage cabinet below, tiled splashback, base level cabinet housing consumer unit and electric meter, porcelain tiled floor, smooth finish ceiling with inset downlighters.

KITCHEN/DINING ROOM

5.08m x 3.08m (16' 8" x 10' 1") max. Rear aspect upvc double glazed window and upvc double glazed twin opening doors to covered terrace. Matching range of eye and base level units with low profile quartz work surfaces and inset sink unit with swan neck mixer tap over, built in four ring electric hob and fan assisted oven below extractor with downlighters, integrated dishwasher, integrated wine cooler. Breakfast bar, space for dining table and chairs, Cable point, vertical radiator, continuation of porcelain tiled floor, smooth finish ceiling with coving and inset downlighters, squared arch to family room.

FAMILY ROOM

3.21m x 2.65m (10' 6" x 8' 8") Radiator, continuation of porcelain tiled floor, two wall light points, smooth finish ceiling with coving.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to bedrooms and bathroom, laminate flooring, textured and coved ceiling with hatch giving access to partially boarded loft space.

BEDROOM ONE

3.85m x 3.37m (12' 8" x 11' 1") max. Front aspect upvc double glazed bay window, comprehensive fitted range of wardrobes offering extensive storage over hanging rail and shelf with matching drawer unit, radiator, textured and coved ceiling.

BEDROOM TWO

3.67m x 3.37m (12' 0" x 11' 1") Rear aspect upvc double glazed window, radiator, fitted airing cupboard housing cylinder tank below slatted shelving, smooth finish ceiling with coving.

BEDROOM THREE

5.65m x 2.27m (18' 6" x 7' 5") Rear aspect upvc double glazed window, vertical radiator, laminate flooring, smooth finish ceiling with coving.

BATHROOM

Front aspect upvc opaque double glazed window, low level wc, vanity unit mounted wash basin with mixer tap, panel enclosed bath with mixer tap incorporating shower attachment. Fitted 'Bristan' shower over bath with screen, tiled splashbacks, tiled floor, heated chrome towel rail, smooth finish ceiling with inset downlighters and extractor.

REAR GARDEN

Covered terrace offering space for outdoor dining/entertaining, with external power points, lighting and water tap, areas of lawn and block paving with panel fencing to sides and space for large garden shed/store to rear. To the side of the property there is a car port offering covered parking for three cars fronted via twin opening double doors to driveway which offers parking for a further two cars.

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.

