



BillinghamMartin  
INDEPENDENT ESTATE AGENTS  
Working to get you moved

Made with Metropix ©2023



## 48 St Benedicts Close

ALDERSHOT, Hampshire GU11 3NL

£300,000 Freehold

A well presented two bedroom end of terrace home situated within easy reach of the Town Centre, main road and rails links and Rowhills Nature Reserve. Accommodation comprises entrance hall, kitchen, living/dining room, two bedrooms, bathroom. Features include gas central heating, upvc double glazing, numbered allocated parking space and superb tiered landscaped rear garden with paved and decked terraces offering space for outside dining/entertaining. EER 'D'

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



## GROUND FLOOR

### ENTRANCE HALL

Front aspect upvc door with decorative opaque double glazed insert, stairway to first floor landing with storage recess below, doorway to kitchen, door to living/dining room. Cabinet housing consumer unit and electric meter, space for coats and shoes, thermostat, radiator, telephone point, laminate flooring with inset coir mat, textured ceiling.

### KITCHEN

9' 9" x 5' 6" (2.97m x 1.68m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating roll edge work surfaces with inset stainless steel sink unit with mixer tap. Built in four ring gas hob and fan assisted oven below concealed extractor with downlighter, plumbing and space for washing machine, space for upright fridge/freezer. Wall mounted concealed gas central heating boiler, tiled splashbacks, vinyl flooring, textured ceiling.

### LIVING/DINING ROOM

15' 8" x 11' 9" (4.78m x 3.58m) Rear aspect upvc double glazed twin opening doors to terrace with adjacent upvc double glazed windows, Sky feed, Cable point, radiator, laminate flooring, textured ceiling.

## FIRST FLOOR

### LANDING

Side aspect upvc double glazed window, doors to bedrooms and bathroom, built in airing cupboard housing cylinder tank below slatted shelving, hatch giving access to boarded loft space with fitted ladder and light, textured ceiling.

### BEDROOM ONE

11' 9" x 8' 5" (3.58m x 2.57m) max into wardrobe. Front aspect upvc double glazed window, fitted double wardrobe fronted via mirrored sliding doors, radiator, textured ceiling.

### BEDROOM TWO

11' 9" x 7' 10" (3.58m x 2.39m) max into wardrobes. Rear aspect upvc double glazed window, full width triple wardrobe fronted by mirrored sliding doors, radiator, textured ceiling.

### BATHROOM

Three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, panel enclosed bath with mixer tap. Fitted electric shower and glass screen over bath, heated towel rail, mainly tiled walls, vinyl flooring, textured ceiling with extractor.

### REAR GARDEN

Low maintenance tiered garden featuring paved terrace with pedestrian gate giving side access, steps leading to two tiered decked terrace offering space for outdoor dining/entertaining with feature brushed steel balustrades, steps up to area of garden with timber built planters.

## 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.

