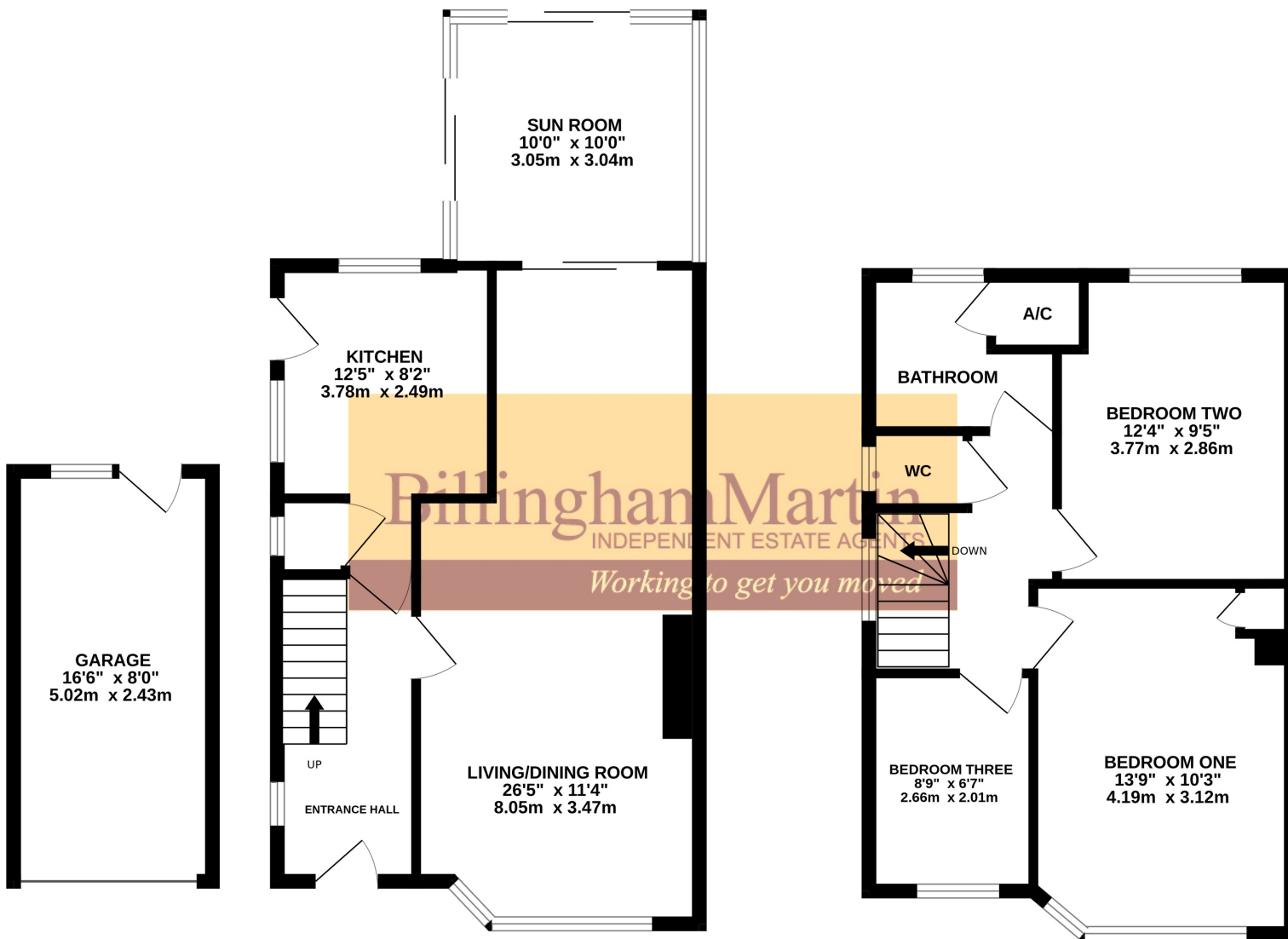


GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 sq.m.) approx.
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102 Cranmore Gardens

Aldershot, Hampshire GU11 3BQ

£450,000 Freehold

A three bedroom semi-detached family home offered for sale with no onward chain and in need of some updating, situated within easy reach of both Aldershot and Farnham, as well as the areas main commuter links, Rowhill Nature Reserve and Caesar's Camp. Accommodation comprises entrance hall, living/dining room, kitchen, sun room, three bedrooms, bathroom, separate wc. The generous plot boasts a 235ft rear garden offering superb scope for extension (stpp) and/or for the addition of outbuildings, set back from the road the property enjoys a pleasant outlook with off road parking and garage. Energy Efficiency Rating 'tbc'

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 opaque double glazed insert, side aspect upvc double glazed window, doors to living/dining room and kitchen. Stairs to first floor landing with storage cupboard below housing gas and electric meters and consumer unit, radiator, telephone point, picture rails, textured ceiling.

LIVING/DINING ROOM

26' 5" x 11' 4" (8.05m x 3.47m) max. Front aspect upvc double glazed bay window, rear aspect double glazed sliding patio doors to sun room, feature gas fire with York stone surround, two radiators, space suitable for dining table and chairs, picture rails, textured ceiling.

KITCHEN

12' 5" x 8' 2" (3.78m x 2.49m) Rear and side aspect upvc double glazed windows, side aspect upvc door half opaque double glazed door to garden. Matching range of eye and base level units incorporating roll edged work surface with inset sink unit with mixer tap, space for electric cooker, plumbing and space for washing machine, serving hatch, low level wall mounted boiler, larder cupboard, part tiled walls, textured ceiling.

SUN ROOM

10' 0" x 10' 0" (3.05m x 3.05m) Rear and side aspect glazed windows and doors, space for seating, power points.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to bedrooms, bathroom and separate wc, hatch giving access to loft space, textured ceiling.

BEDROOM ONE

13' 9" x 10' 3" (4.19m x 3.12m) max. Front aspect upvc double glazed bay window, radiator, built in single wardrobe with hanging rail and shelving, picture rails, textured ceiling.

BEDROOM TWO

12' 4" x 9' 5" (3.77m x 2.86m) Rear aspect upvc double glazed window, radiator, picture rails, textured ceiling.

BEDROOM THREE

8' 9" x 6' 7" (2.66m x 2.01m) Front aspect upvc double glazed window, radiator, picture rails, textured ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, two piece suite comprising pedestal mounted wash hand basin, panel enclosed bath with shower over. Part tiled walls, heated towel rail, airing cupboard housing hot water cylinder with slatted shelving above, textured ceiling.

SEPARATE WC

Side aspect upvc opaque double glazed window, low level wc, tiled walls, textured ceiling.

REAR GARDEN

Measuring approximately 235ft is this mature garden which is laid to lawn with established trees and shrubbery, a good section of the garden hasn't been used in a number of years so could do with some clearing but offers space to put outbuildings and vegetable plots, the garden is fully enclosed via wood and wire fencing with pedestrian gate to front, outside tap and security lighting,

GARAGE

16' 6" x 8' 0" (5.02m x 2.43m) Front aspect up and over door, power and light, rear aspect window and door.

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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

