



## 5 Western Road

Aldershot, GU11 3PL

£1,500 PCM

Situated within easy walking distance of Aldershot town centre and mainline railway station, this deceptively spacious two-bedroom terraced home offers versatile accommodation arranged over split levels.

The ground floor offers a bay-fronted living room, separate dining room, convenient cloakroom/WC and a bright, well-appointed kitchen offering an excellent range of storage and workspace.

To the first floor are two generous bedrooms, a spacious family bathroom with both a panel-enclosed bath and separate walk-in shower with an airing cupboard.

Externally, the property enjoys a low-maintenance private south-facing rear garden.

Conveniently located for local amenities, schools, transport links and commuter routes including the A331, A31 and M3.

- 2 Double bedrooms
- 2 Seperate reception rooms
- Available July 1st
- Refitted kitchen and bathroom
- South facing garden
- Seperate WC
- Gas central heating
- Deposit total - £1,730.76
- Council tax band C
- EPC energy rating band (c) 70

### Viewing

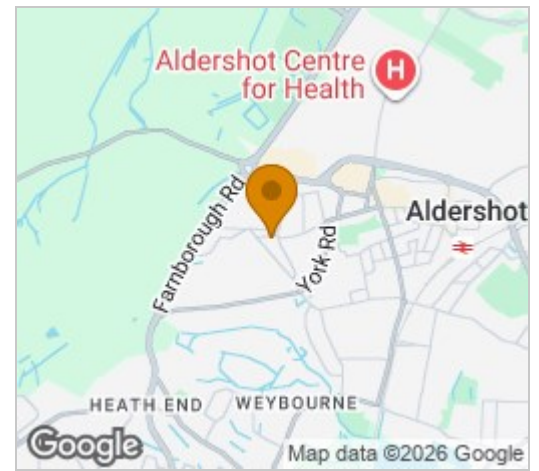
Please contact our Fosters Lettings Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



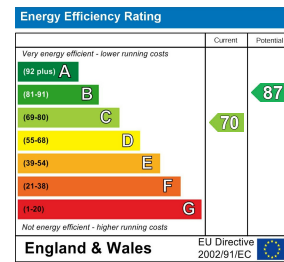
## Floor Plan



## Area Map



## Energy Efficiency Graph



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