



# 15 Church Hill

Aldershot, GU12 4JS

## Offers In Excess Of £350,000

This substantial semi-detached House is located in a sought-after position on Church Hill, within walking distance of the town centre and its railway station. Traditionally built, it has very well proportioned room size's and presents a fantastic opportunity for buyers looking to put their own stamp on a solid, character House.

The ground floor features a bright and spacious Living Room which opens onto the delightful Gardens, a separate Dining Room, a functional Kitchen and a downstairs Cloakroom/WC, all starting from a generously sized Entrance Hallway. Upstairs, there are 3 double Bedrooms and a recently refitted Bathroom which is bright and light.

One of the standout features of this property is the generous South facing rear garden, measuring approximately 100ft in length. Mainly laid to lawn with a patio area, it offers plenty of space for outdoor entertaining.

Situated quite literally on the doorstep of Manor Park Conservation Area, this Home enjoys a tranquil setting while remaining within easy reach of local amenities, schools, and excellent transport links and with its desirable location and excellent potential, this is an exciting opportunity not to be missed. Early viewing is highly recommended.

- 3 Double Bedrooms.
- 2 Reception Rooms.
- Superb 100ft Garden.
- Close to Manor Park.
- In need of some updating throughout.
- Refitted First Floor Bathroom.
- Great potential.
- Must be viewed.
- Council tax band D.
- EPC energy rating band (D) 61.

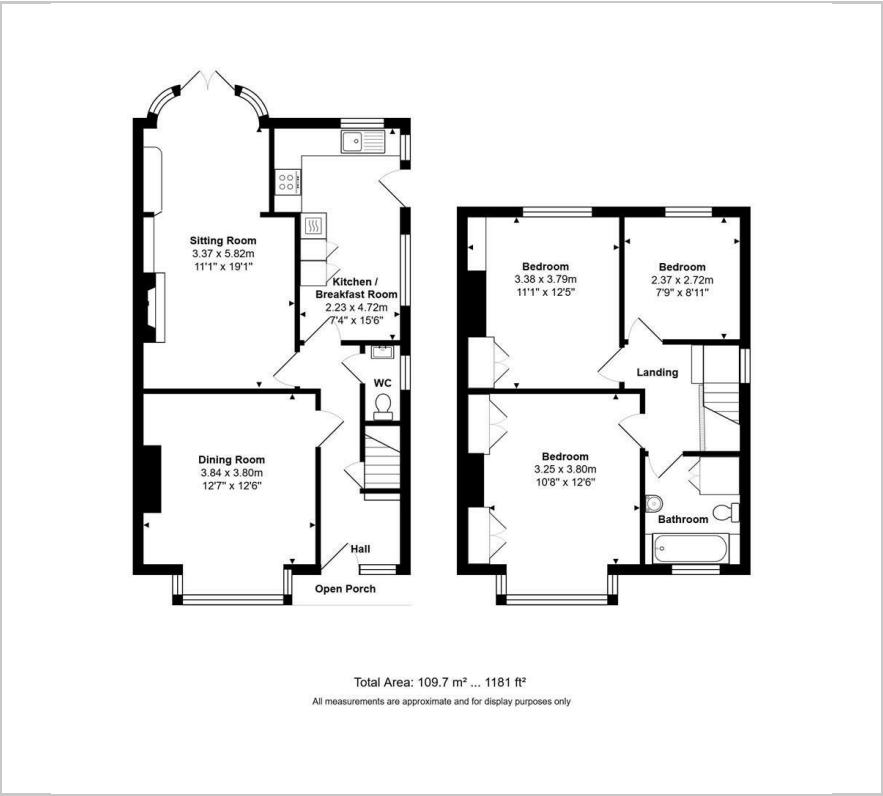
### Viewing

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





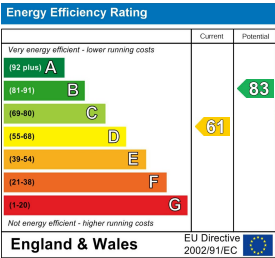
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.