



## 27 York Road

Aldershot, GU11 3JG

Asking Price £365,000

Located within walking distance of the town centre and the railway station, is this 3 double Bedroom House built in the Victorian era. Retaining many original features, it has been updated throughout and is very well presented with a fitted Kitchen with Quartz worktops, an updated Bathroom, double glazed windows and gas fired central heating.

Outside is a West facing back Garden which has an original Bathing Shed which has been converted into a useful store and the Garden provides access over a grassed area to Church Street where there's street parking.

Aldershot is located just 30 miles from South West London and just off the A331 with road links to the A3, M3 and beyond. Rail commuters are well served with connections to London Waterloo in under 1 hour and to the South Coast via Guildford equally accessible. There is an excellent local Bus network serving the area too.

Aldershot's historic reputation as the 'Home of the British Army' still survives although there has been significant development over the years and even now, a lot of the original Army Land has been and is being redeveloped into Residential communities with appropriate infrastructure to support it. Various schools offer well regarded Ofsted service levels to provide educational support to children of all ages and further educational options are accessible in nearby Farnham Art College and Farnborough or Guildford Sixth Form colleges.

With a strong and vibrant multi racial community, the town has a wide selection of shops, restaurants and cafés and the

- Victorian Semi Detached House.
- 3 Double Bedrooms.
- Beautifully presented for Sale.
- Updated Kitchen and Bathroom.
- Through Lounge/Dining Room.
- Walking distance to Town.
- Access to street parking behind.
- West facing Rear Garden.
- Epc Rating D ( 65 ).
- Council Tax Band C.

### 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.



3



1



2



D



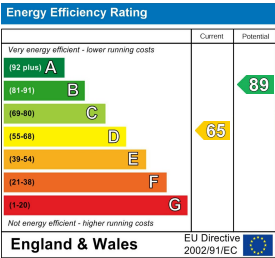
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.