Fosters
sales & lettings



46 Perowne Street

Aldershot, GU11 3JS

Asking Price £310,000

Offering immense potential for improvement and possible extension, this vacant three-bedroom semi-detached home presents an exciting opportunity for buyers looking to create a property to their own taste and specification.

Requiring refurbishment throughout, the property offers generous and versatile accommodation. To the ground floor are three separate reception areas, together with a kitchen and bathroom, whilst the first floor provides three bedrooms and a separate WC.

A particular feature is the loft space, which offers an additional room accessed via a steep staircase. Buyers should note that this area does not have building regulations approval and is not classified as habitable accommodation.

Further benefits include gas central heating, double glazing throughout and a south-west facing rear garden, with excellent potential to extend to the rear and/or convert the loft, subject to the necessary planning permissions and building regulations approval.

Ideally situated within easy reach of the town centre, local shops and mainline railway station, this property represents a fantastic opportunity for those seeking a renovation project.

Offered vacant and with plenty of scope to add value, early viewing is highly recommended to fully appreciate the potential on offer.

- 3 bedrooms
- 3 Reception rooms
- No onward chain
- Needing refurbishment
- Close to town
- Large garden
- Potential to extend STPP
- Double glazed
- Council tax band C
- EPC Energy rating band (e) 52

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.

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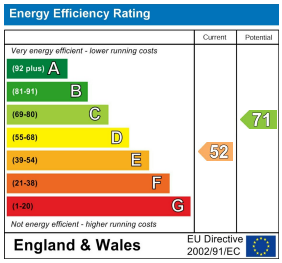
Floor Plan



Area Map



Energy Efficiency Graph











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