



## 135e St Michaels Road Aldershot, GU12 4JW Offers In Excess Of £250,000

This 'back to back' style House is offered for sale with no onwards chain and benefits from 2 double Bedrooms, both having ensuite Shower Rooms. On the ground floor, there is a full width Lounge, a separate Kitchen with integrated appliances and even a downstairs Cloakroom/WC which doubles up as a Utility Room.

Further benefits include Gas CH, double glazing and allocated Parking too. There is a small patio immediately outside the House for exclusive use.

This can be sold with vacant possession OR with the benefit of an existing Tenancy with approximate annual yield of 6%. Accessed via a private drive, the Property is closely situated to Aldershot Town centre and its Railway Station.

### 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.

- 2 Double Bedrooms.
- 2 Bathrooms.
- Cloakroom/Utility Room.
- No Chain.
- Parking space.
- Private Patio.
- GAS CH & Double Glazed.
- Very investable with approx 6% yield.
- Council tax band C
- Epc energy rating band (c) 71



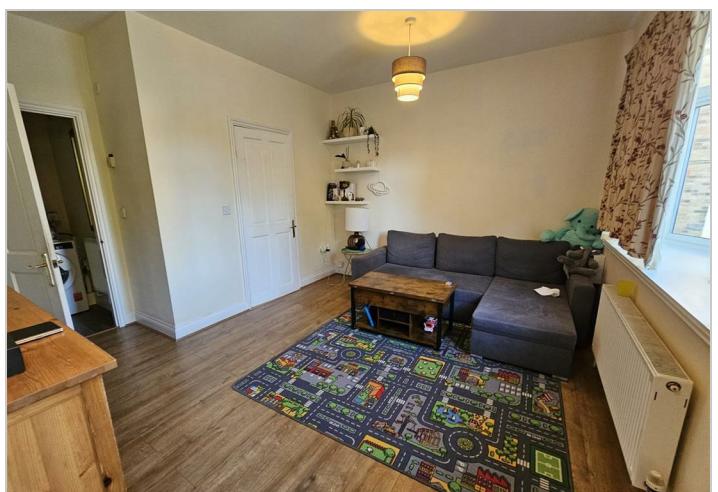
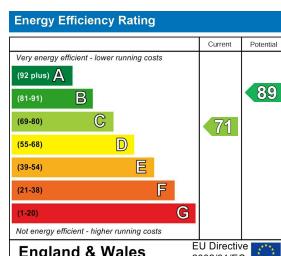
## Floor Plan



## Area Map



## Energy Efficiency Graph



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