



## 44 Perowne Street

Aldershot, GU11 3JS

Asking Price £375,000

This three bedroom semi detached Victorian villa, with high ceilings, is offered with no onward chain! Offering three reception rooms, a first floor bathroom and the added benefit of stairs leading to a loft room that was being used as an additional bedroom.

The property combines period features, offering three reception areas on the ground floor. The main living spaces are well proportioned, with a third reception/dining room positioned to the rear, leading through to the kitchen. Upstairs, there are three bedrooms along with a family bathroom, with further stairs leading to a loft room which can be utilised as a fourth bedroom or home office.

Externally, the property benefits from a generous size rear garden.

Conveniently located, the property is within easy reach of the town centre, local amenities and the train station, making it a practical choice for commuters and families. This is one property that shouldn't be missed.

- Three bedrooms
- Fourth loft room
- Semi detached
- Large rear garden
- Three reception rooms
- Close to local amenities
- Period features
- Chain free
- EPC rating E
- 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.



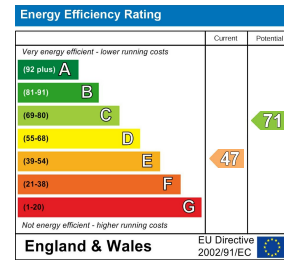
## Floor Plan



## 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.

14 Grosvenor Road, Aldershot, Hampshire, GU11 1DP

Tel: 01252 344333 Email: [sales@fostersestateagents.com](mailto:sales@fostersestateagents.com) <https://fostersestateagents.com/>