



## 60 Gloucester Road

Aldershot, GU11 3SJ

Offers Over £400,000

This well-presented three-bedroom end-of-terrace home, located just off Lower Farnham Road and close to the Blackwater River, offers off-street parking for two vehicles, a downstairs WC and a double-storey rear extension that significantly enhances the living space.

The property further benefits from an impressive rear garden providing an excellent outdoor space for families, entertaining or keen gardeners. In good condition throughout, this home would be ideal for a range of buyers, including families, upsizers, and those seeking a property ready to move into.

Gloucester Road is superbly positioned within easy reach of the Blackwater River and Aldershot Park, offering miles of recreational space. Tice's Meadow Nature Reserve is less than a 10-minute drive away, providing further opportunities to enjoy the surrounding countryside. Local amenities are close by on Lower Farnham Road, including shops, takeaways, and Park Primary School. Aldershot Train Station is just over a mile away, and the property also benefits from excellent road links to the A31 and A331, with Aldershot Lido just a two-minute walk away.

Viewings on this property are highly recommended.

### 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.

- End of terrace
- Three bedrooms
- Downstairs WC
- Off street parking
- Double story rear extension
- Separate lounge
- Rear garden
- Dining room
- Easy access to A331/M3/M25
- EPC ordered



3



1



2



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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