



## Henley Villa 109 Grosvenor Road

Aldershot, GU11 3EE

Offers In The Region Of £280,000

Currently rented to four individuals, the property offers a lounge with a separate dining room, further reception room, kitchen, and shower room to the ground floor.

To the first floor, there are three well-proportioned bedrooms and an existing bathroom, currently used as a WC only. In need of some renovation, the property can be sold with tenants in situ or with vacant possession.

With a rear garden and side access, and being well positioned within the town, this property makes an ideal investment opportunity or would suit someone looking to put their own stamp on a period property.

The property is also within walking distance of the town centre and station, as well as local parks and shops.

- Currently rented as rooms
- 3 Bedrooms
- End terraced home
- Rear garden with side access.
- Extended to ground floor
- Close to town
- Needs updating
- No onward chain
- Council tax band C
- EPC rating E (51)

### Viewing

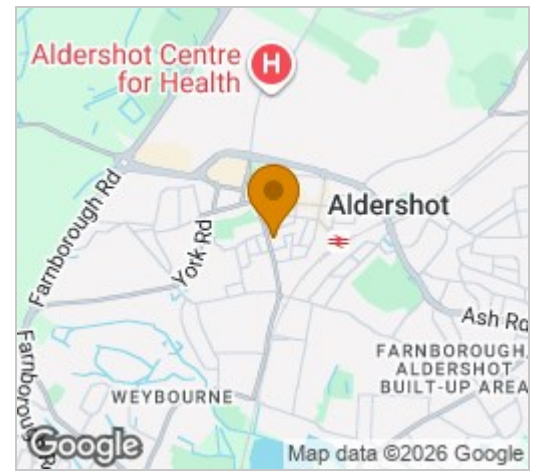
Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



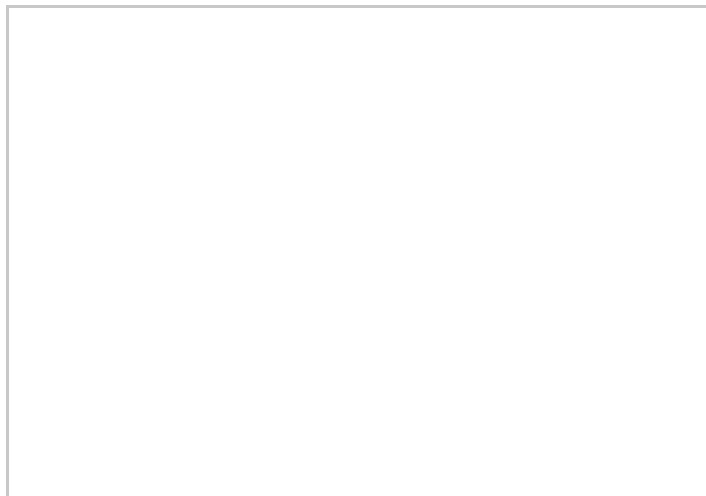
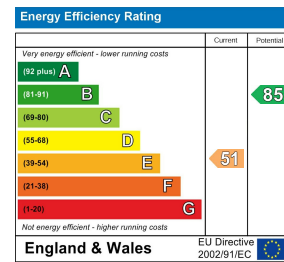
## Floor Plan



## Area Map



## Energy Efficiency Graph



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