



## 32 Church Lane East

Aldershot, GU11 3BT

Offers Invited £340,000

Offered with no onward chain, this well-maintained semi-detached home provides spacious accommodation arranged over three floors.

To the ground floor, the property offers an entrance hall leading into the lounge, a spacious dining room with access to the garden and a fitted dual aspect kitchen. The first floor comprises two generous bedrooms and a family bathroom, while the top floor features an impressive master bedroom with its own en-suite shower room.

Outside, the enclosed front garden is laid to patio, and to the rear—accessed via the dining room—is an easy-to-maintain garden with side access.

Further benefits include gas central heating, double glazing, and a convenient location within walking distance of the town centre and mainline station.

An excellent opportunity and a must-see home.

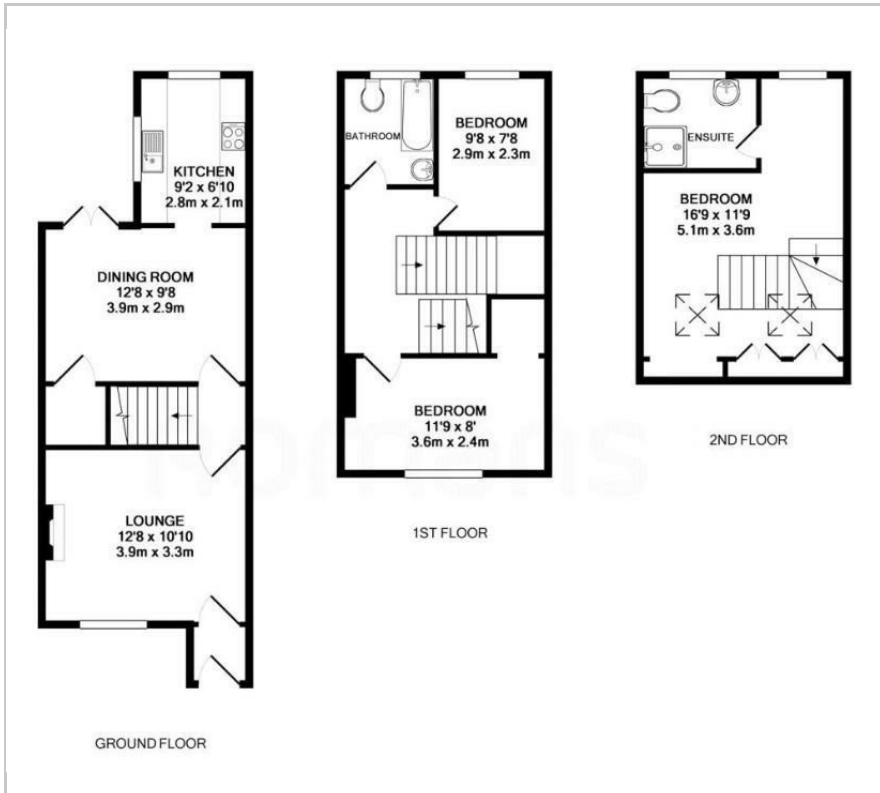
- Two spacious double bedrooms and one single bedroom
- Two reception rooms on the ground floor
- Secluded rear garden.
- Gas central heating and double-glazed windows throughout
- Close to Aldershot's train station
- Close to town centre
- Local schools and nurseries within easy reach
- No onward chain
- Council Tax Band (C)
- EPC Energy rating band (D) 65

### 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.



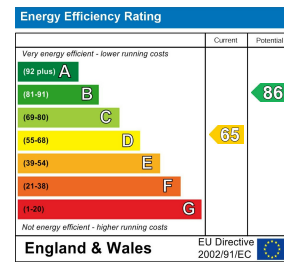
## Floor Plan



## 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/>