



# 48 Ash Road

Aldershot, GU12 4EZ

Asking Price £340,000

The property benefits from a welcoming living room to the front, while the separate dining room provides an excellent space for family meals or hosting guests. To the rear, the kitchen is complemented by a useful utility area and additional store space, offering practicality and additional storage which is often sought after in period-style homes.

The first floor comprises two well-proportioned bedrooms and a family bathroom. Bedroom one offers generous dimensions and plenty of room for freestanding furniture, while bedroom two is a nice size second bedroom. The bathroom is conveniently positioned on the first floor off the landing.

Situated within a convenient position in Aldershot, Ash Road benefits from excellent access to local amenities, schools, transport links and green spaces. Aldershot town centre and mainline station are within easy reach, providing direct links into London Waterloo, making the property ideal for commuters. The area also benefits from nearby shops, supermarkets, parks and leisure facilities, whilst the surrounding road network offers easy access to Farnham, Guildford and the A3/M3 corridors.

- Two Double bedrooms
- Open living dinner
- Parking space
- Private garden
- Useful utility room
- Characterful layout with traditional proportions
- Boarded Loft
- Convenient access to major road links including the A3 and M3
- Council Tax Band (C)
- EPC Band Rating 71 (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.



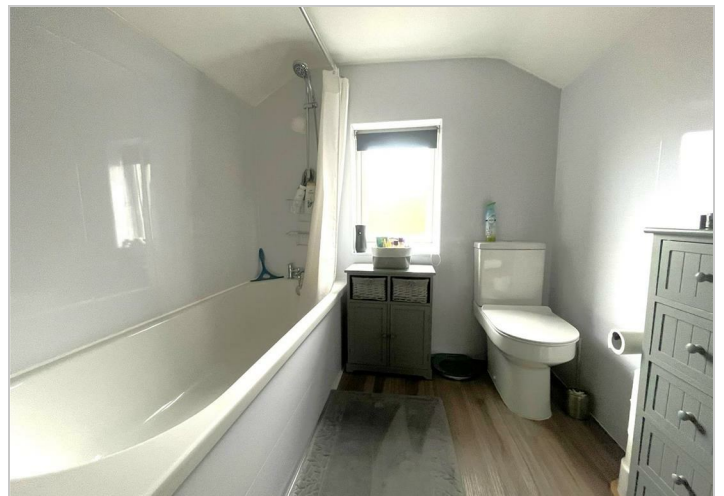
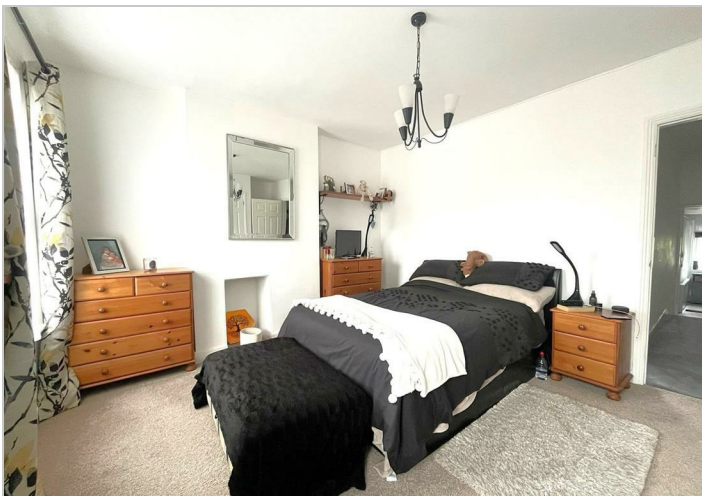
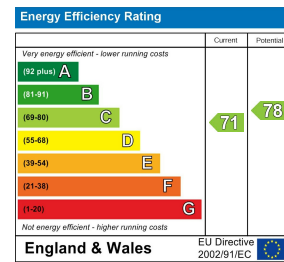
## Floor Plan



## 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/>