



## 58 Connaught Road

Aldershot, GU12 4RR

Asking Price £425,000

This mature and cleverly extended Semi is offered for sale with no onwards chain and has just been been fully updated and re-fitted and now provides an opportunity to move into a solid Home in a popular residential area, close to schools with Aldershot town and railway station, approximately 1 mile distant.

With numerous improvements that include a sleek fitted Kitchen, newly installed Cloakroom and Bathroom suites, the ground floor has full width bi-fold doors that lead directly from the Living Room into the sunny Garden. There's a good sized Cloakroom/Utility Room off the welcoming Entrance Hall and on the 1st Floor, you'll find 3 generously sized Bedrooms and a fully re-fitted, naturally lit and ventilated Bathroom.

Outside, the front driveway has off street parking for at least 2 cars and side access leads to a delightful Garden with an extensive Patio, a level lawn with stocked borders and a shed with power and light. Facing due South, the Garden is sunny and secluded and a real feature of this lovely property.

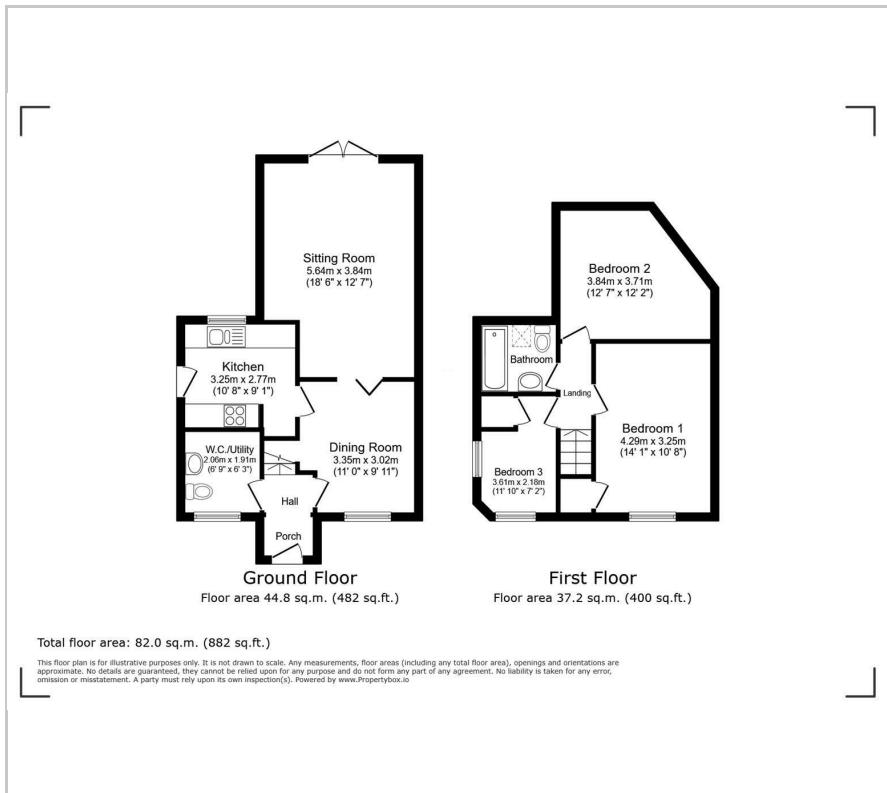
### Viewing

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

- 3 Large Bedrooms.
- Just updated throughout.
- Driveway parking.
- Popular residential area.
- South facing Rear Garden.
- Numerous improvements.
- No Chain!
- Epc Rating D ( 61 ).
- Council Tax Band C.



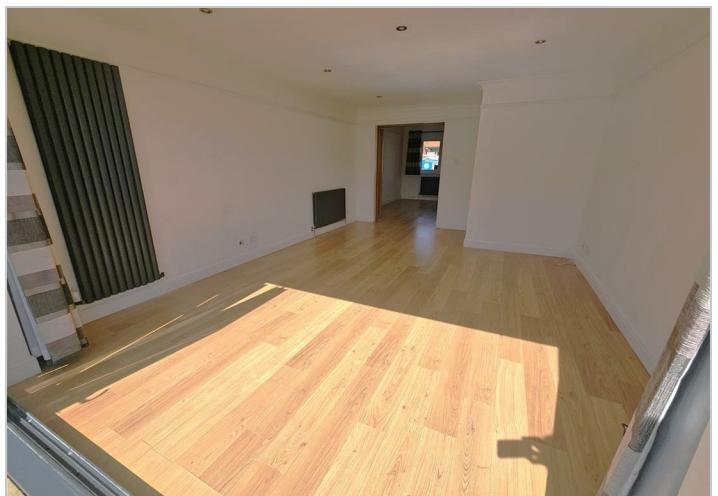
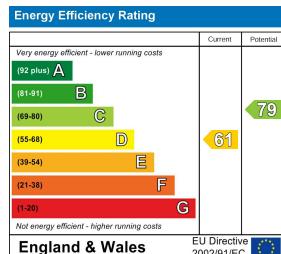
## Floor Plan



## Area Map



## Energy Efficiency Graph



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