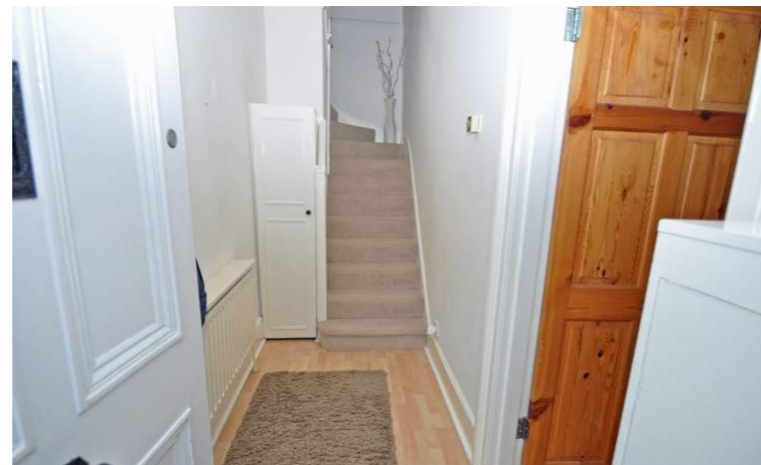


106 Aldershot Road, FLEET,
Hampshire. GU51 3GY.



£255,000 Freehold



An attractive one bedroom back-to-back property, being one of only four within this character building. The accommodation on the ground floor comprises the lounge with ornamental fireplace, door to the garden/parking space and kitchen. On the first floor there is a double bedroom with built in wardrobes and bay window, and bathroom with a white suite. The property has gas fired central heating by radiators and represents an ideal first time or investment purchase. The property is situated in a non-estate location, convenient for Fleet town centre and mainline railway station.

EPC: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

GROUND FLOOR

Entrance

With door to:

Entrance Hall

Double radiator, coved cornicing, meter cupboard, door to:

Lounge

15' 0" x 10' 3" (4.57m x 3.12m) excluding a deep bay window, with half glazed door leading to the front. Attractive ornamental fireplace, coved cornicing, inset ceiling spot downlighters, dado rail, radiator.

Kitchen

9' 5" x 5' 10" (2.87m x 1.78m) Wall mounted "Worcester" gas fired boiler for the central heating and domestic hot water, single drainer stainless steel sink unit with adjoining laminated working surface, range of high and low level cupboards and drawers, space and plumbing for washing machine, tiled splash backs, double radiator, side aspect window.

FIRST FLOOR

Landing

Bedroom

13' 1" x 8' 3" (3.99m x 2.51m) excluding a deep silled bay window to the front elevation, coved cornicing, double radiator, airing cupboard housing a lagged copper tank with slatted shelves over, double wardrobe and a shelved cupboard.

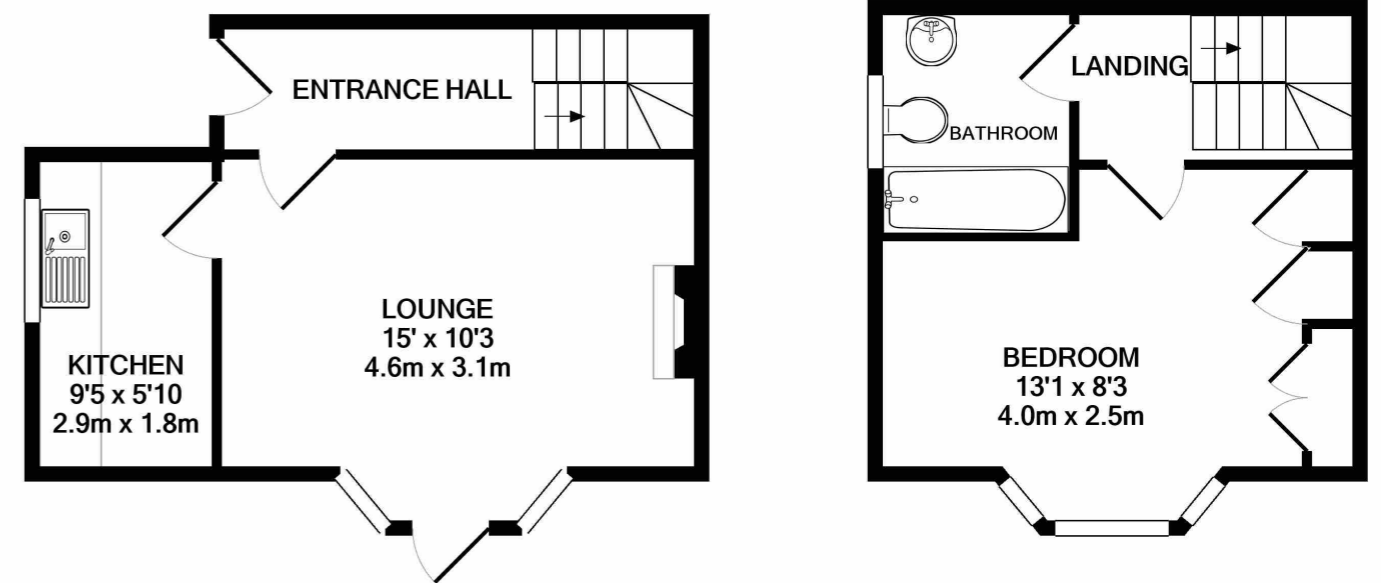
Bathroom

White suite comprising of a panelled bath with separate digital shower unit and a tiled surround, low flush wc, pedestal wash basin, radiator, access to loft, inset ceiling spot downlighters, glazed shower screen, frosted window to the side elevation.

OUTSIDE

Garden/Parking Area

To the front with shed, enclosed with double timber gates giving access.



GROUND FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 244 SQ.FT.
(22.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 541 SQ.FT. (50.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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