



ESTATE AGENTS



Roberts Road, Aldershot, Hampshire, GU12 4RB

Offers in excess of £400,000

Roberts Road, Aldershot, Hampshire, GU12 4RB

Nestled in a sought-after residential area, this modern semi-detached house presents a wonderful opportunity for a growing family.

Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living.

The ground floor comprises a bright and spacious living room with dining area, a modern kitchen, and a downstairs bathroom.

The property further benefits from a large garden and a private patio area, perfect for outdoor entertaining. With easy access to local amenities, schools, and transport links, this property is ideally situated for modern family living.

This is an ideal option for anyone looking for a home that is immaculately presented with option to extend in the future. Call today to avoid missing out on this ideal family home.

- Three Bedrooms
- Potential To Extend
- Immaculately Presented
- Driveway
- Nearby Schools
- Large Garden
- EPC: D
- Council Tax: C



# Floorplan



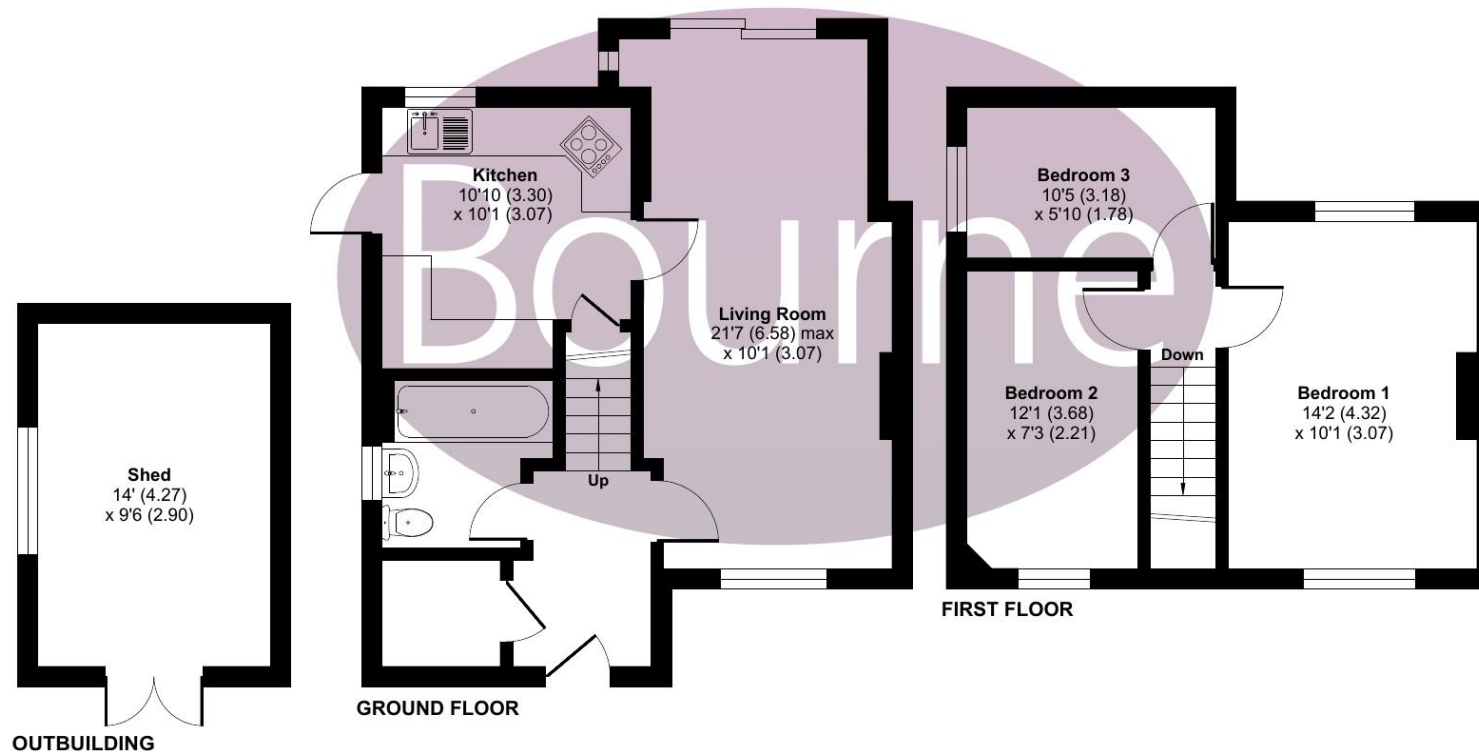
## Roberts Road, Aldershot, GU12

Approximate Area = 804 sq ft / 74.6 sq m

Outbuilding = 133 sq ft / 12.3 sq m

Total = 937 sq ft / 86.9 sq m

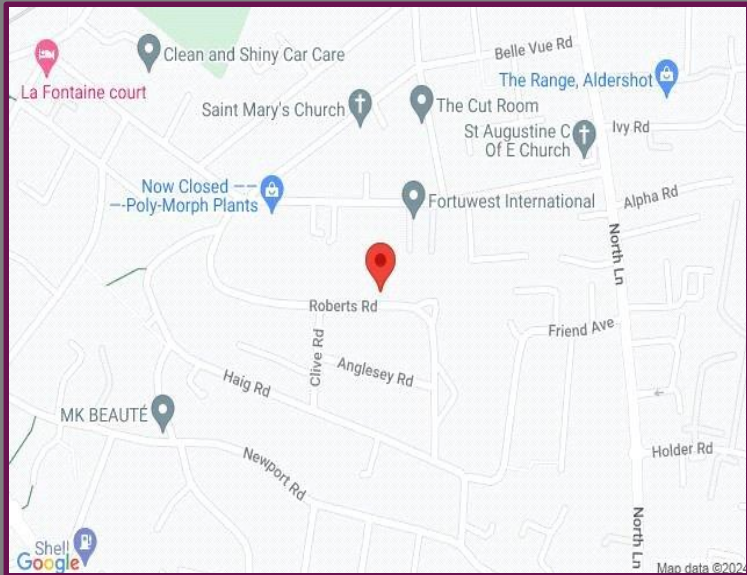
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1101885

# Location

The home benefits from being between both the Alderwood School sites, suitable for Infant and Junior years, as well as St Michaels C of E Junior School. Furthermore, this home is a 20-minute walk from the local train station, with a direct line to London Waterloo. Conveniently, the local shop is only a few minutes down the road, ensuring convenient shopping.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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