



## FEATURES

- Auction Date: 23rd & 24th October 2019
- Guide Price: £195,000+
- 3 Bedroom Mid Terraced House
- Conservatory
- Downstairs Bathroom
- Off Street Parking
- Close to Aldershot Railway Station
- Freehold

**Guide Price £195,000+**

**Three bedroom mid-terraced house  
Freehold with vacant possession**

60 Roberts Road,  
Aldershot, GU12 4RD

## OVERVIEW

A modern and well appointed three bedroom mid terraced house within easy reach of local rail connections.

The property comprises an entrance hall with access to the lounge space. Downstairs there is a modern kitchen with fitted base and eye level cupboards, a bathroom and a spacious conservatory.

Upstairs there are three bedrooms and access to the loft space. The property benefits from central heating and double glazing throughout. To the rear of the property there is a good sized garden with storage shed. There is parking to the front of the property for two vehicles.

## Lot No. 11

23rd & 24th October 2019

## Accommodation

Ground Floor:

Lounge - 3.3m x 4.1m (max)

Kitchen - 2.4m x 3.2m

Conservatory - 3.6m x 3.5m

Bathroom - 1.8m x 2.1m

First Floor:

Bedroom 1 4.2m x 2.7m

Bedroom 2 3m x 2.6m

Bedroom 3 2.4m x 2.1m

## Services

We understand the property to have mains electricity, gas, water and drainage. We recommend interested parties make their own investigations.

## Tenure

Freehold



### Council Tax

The property is rated in Council Tax Band C.

### Guide Price

£195,000+

### VAT

Non Applicable

### Buyers Premium

Buyers premium of 2% payable (min £3,600) inc. VAT

### Sell Your Property

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(81 plus) A		91
(61-80) B			
(41-60) C			63
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	