



## 44 Ash Road, Aldershot

£340,000 Freehold

TWO DOUBLE BEDROOMS • GOOD ORDER THROUGHOUT • LOUNGE AND SEPARATE DINING ROOM • REFITTED FIRST FLOOR BATHROOM • UPVC DOUBLE GLAZING • TWO OFF ROAD PARKING SPACES • ORIGINAL FEATURES • EXCELLENT COMMUTOR LINKS



Well-presented 2-bed terraced house with period features, modern bathroom, 2 parking spaces, gas central heating, double glazing, and excellent commuter links. Ideal for first-time buyers.

Council Tax band: C

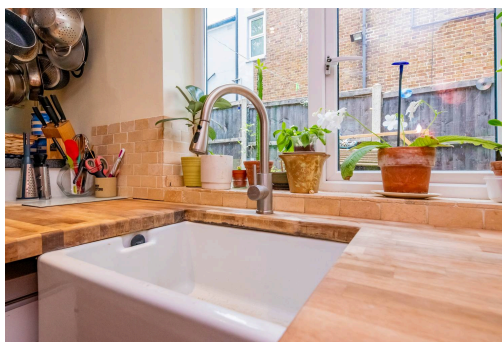
Tenure: Freehold

EPC Energy Efficiency Rating: E

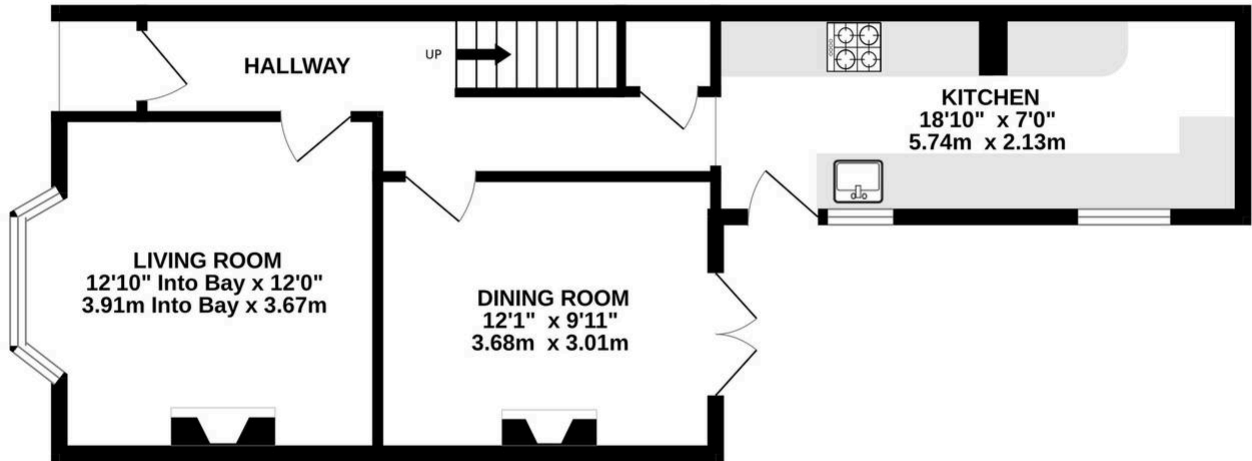
EPC Environmental Impact Rating: E



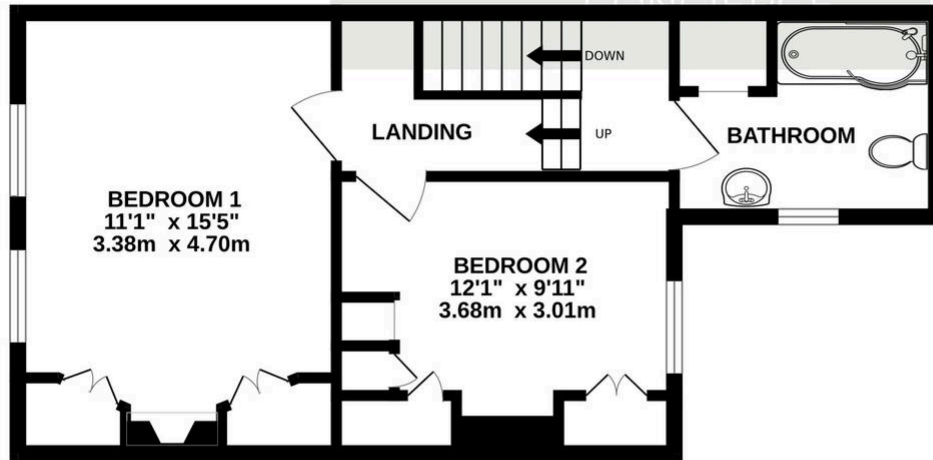
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GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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