



Osbornes
Independent estate agents

Moore Drive | Wellesley
Aldershot

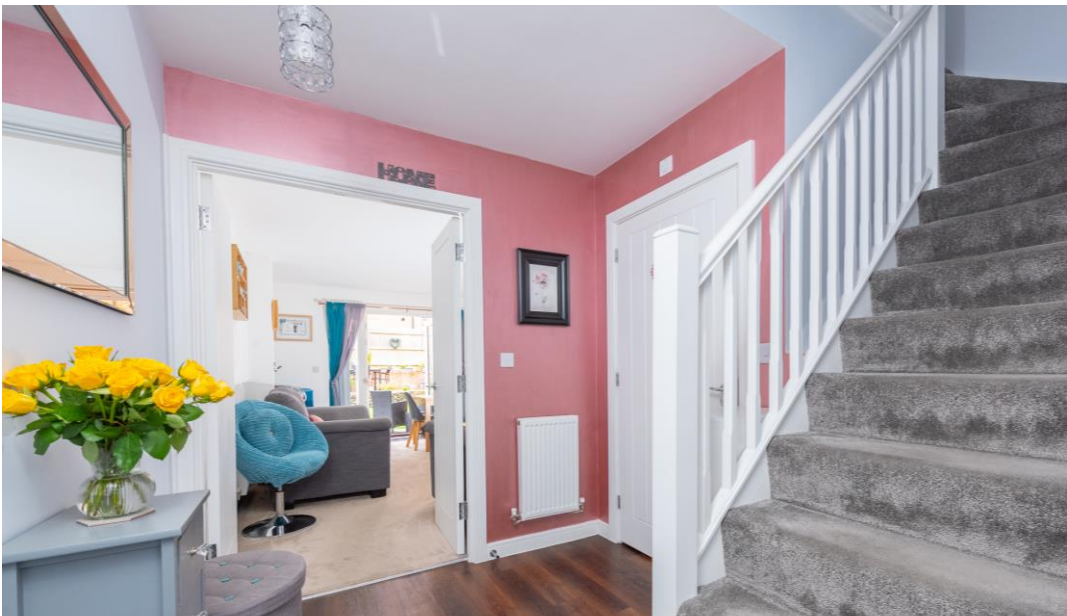
Built in 2019 with a larger than average plot and more than average driveway parking.

Driveway Parking for Multiple Vehicles | Larger than Average Plot | Single Garage | Four Double Bedrooms | Two Bathrooms | Downstairs W/C

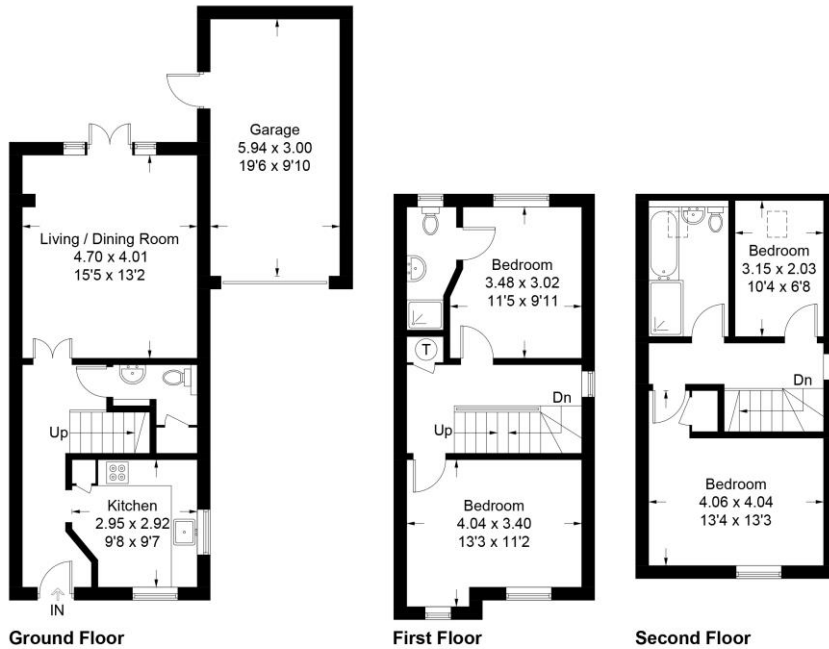
£550,000 | Freehold

Built in 2019 with a larger than average plot and more than average driveway parking. This semi-detached four double bedroom property has en-suite shower room to main bedroom, family bathroom to the upper floors. Kitchen with integrated appliances, downstairs w/c, lounge/diner with glazed doors opening onto the private rear garden and patio area with adjoining lawn. There is a raised decked area to the bottom of the garden along with covered BBQ area to the rear of the single garage creating the perfect mix of relaxation and entertaining. EPC Band B - Council Tax Band E £2579pa Est Charge TBC





Approximate Gross Internal Area
 Ground Floor = 40.8 sq m / 439 sq ft
 First Floor = 36.3 sq m / 391 sq ft
 Second Floor = 34.2 sq m / 368 sq ft
 Garage = 18.0 sq m / 194 sq ft
 Total = 129.3 sq m / 1392 sq ft



Moore Drive

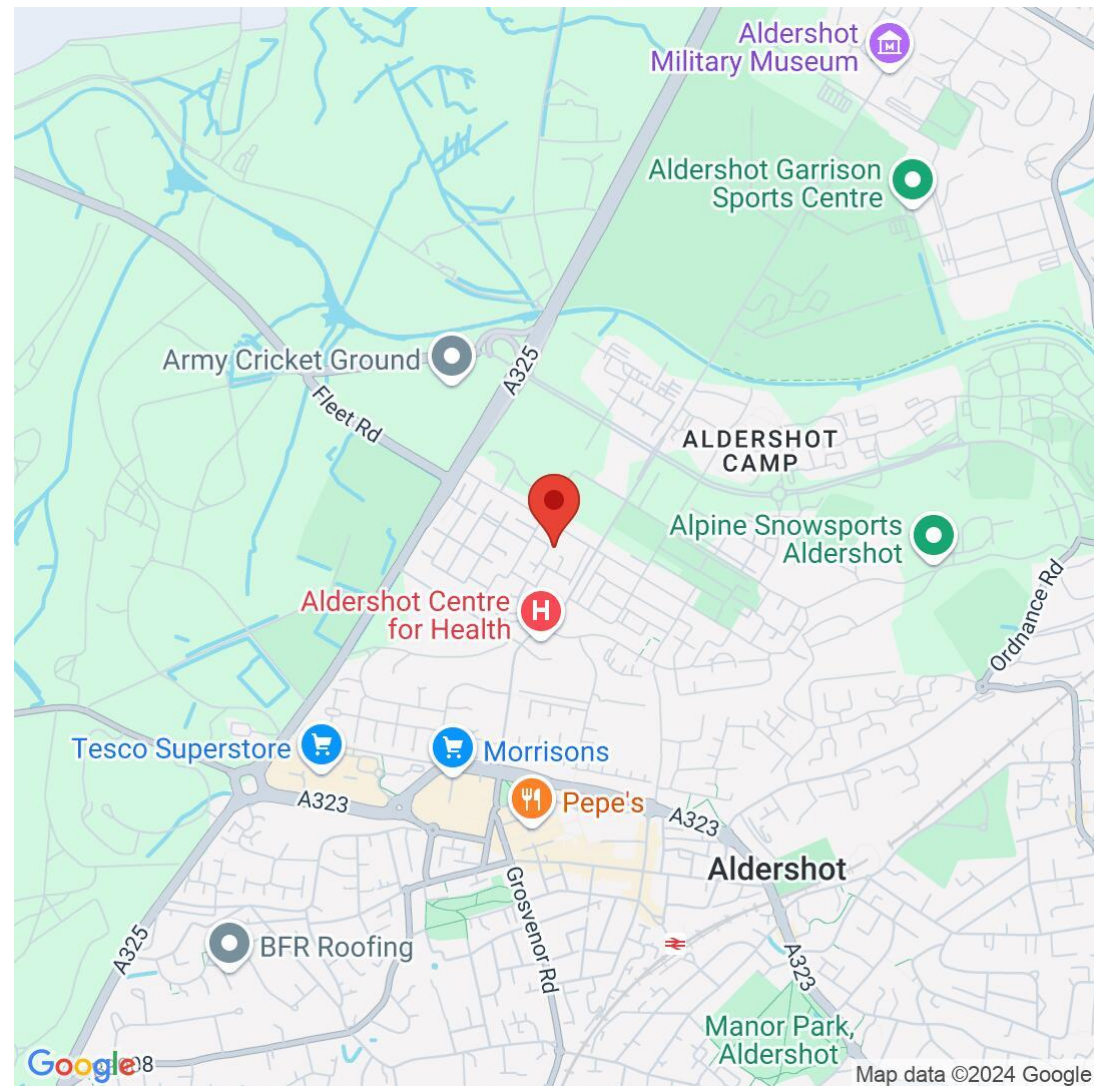
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1115537)

Osbornes Estate Agents

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	