



InVillages
with SIMON BANCE

invillages.com

6 Broadhurst Mews
1 Newport Road, Aldershot, Hants GU12 4PB

This modern two double bedroom home offers versatile accommodation suited to a range of buyers seeking modern comfort in a well-connected setting. Arranged over three floors, the property features an efficient open-plan kitchen and living area, ideal for contemporary living, with direct views over the small rear garden providing an enclosed outdoor space. Two well-proportioned bedrooms are set across the upper floors, both benefiting from their own bathroom facilities. The property forms part of a small mews development positioned just off Newport Road, enjoying easy access to Aldershot town centre, local shops and amenities, Aldershot mainline station, and excellent road connections, all while being surrounded by established residential streets and nearby green spaces.

Additional benefits include a private driveway with space for two allocated parking spaces, a valuable feature within this convenient location.

A Residents' Association fee of £370 per year applies for the maintenance of communal areas.

Offers in excess of £300,000 Freehold - Council Tax Band C - EPC Band C



Agents Note : None of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale, if you are unsure we advise you to check with your surveyor or solicitor.

GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



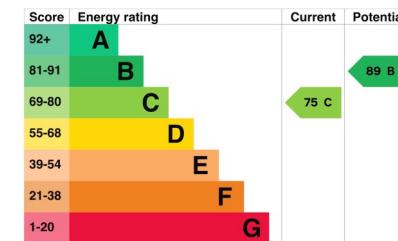
2ND FLOOR
206 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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Note: The seller of this property is related to an employee of In Villages Estate Agents

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“ Specialist Estate Agents for Village Property & Country Homes”
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