



ESTATE AGENTS



Alton, Hampshire

Offers Over £350,000

Alton, Hampshire

Welcome to this practical three-bedroom end-of-terrace property, situated on a generous corner plot with great potential for extension. Conveniently located with parking to the side, this home offers both space and opportunity.

Upon entry, you'll find a functional layout featuring a living room that seamlessly connects to a newly built conservatory, providing views of the south-facing garden. The kitchen, with its wall and base units, built-in oven, and gas hob, offers access to both the garden and a dining room adorned with a corner fireplace.

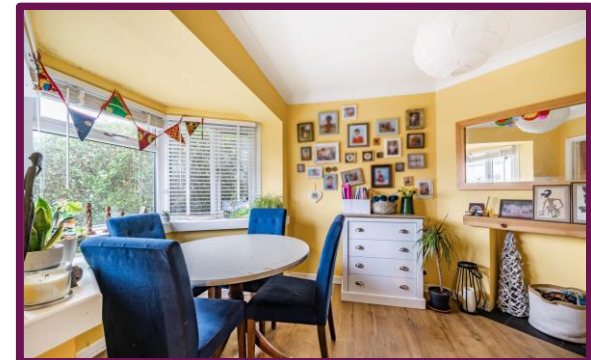
Upstairs, three well-proportioned bedrooms await, along with an updated bathroom boasting a shower over the bath and fully tiled walls, complemented by a separate WC.

Outside, the expansive garden wraps around the property, mainly laid to lawn, with an additional brick-built utility room and separate WC offering practical storage solutions.

With its ample space and potential, this property presents a fantastic opportunity to create a comfortable and functional home tailored to your needs.

Freehold

- Three Bedrooms
- Conservatory
- Corner Plot
- Parking
- Scope To Extend
- Dining Room
- Refitted Bathroom
- South Facing Garden



Floorplan

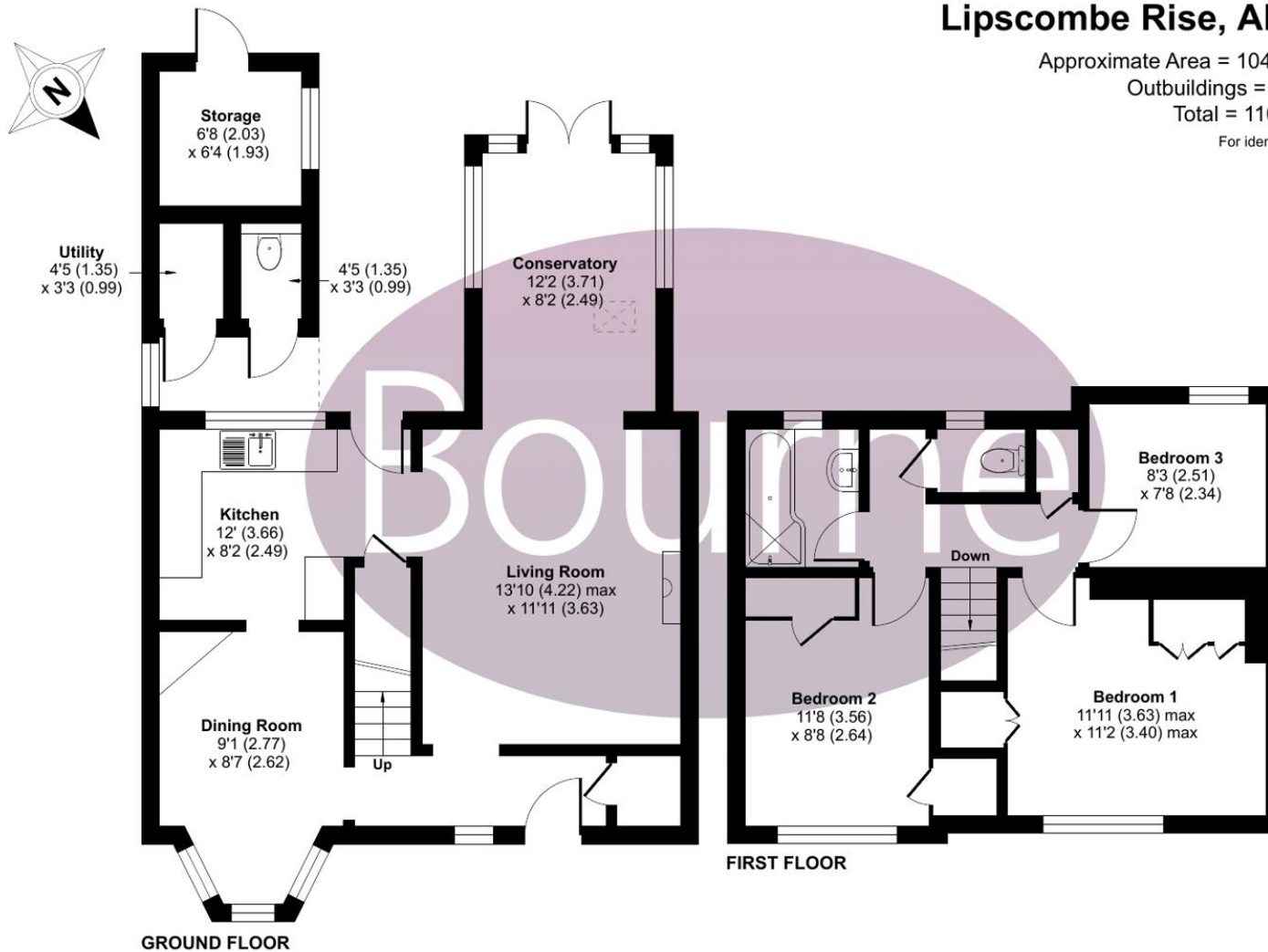
Lipscombe Rise, Alton, GU34

Approximate Area = 1040 sq ft / 96.6 sq m

Outbuildings = 69 sq ft / 6.4 sq m

Total = 1109 sq ft / 103 sq m

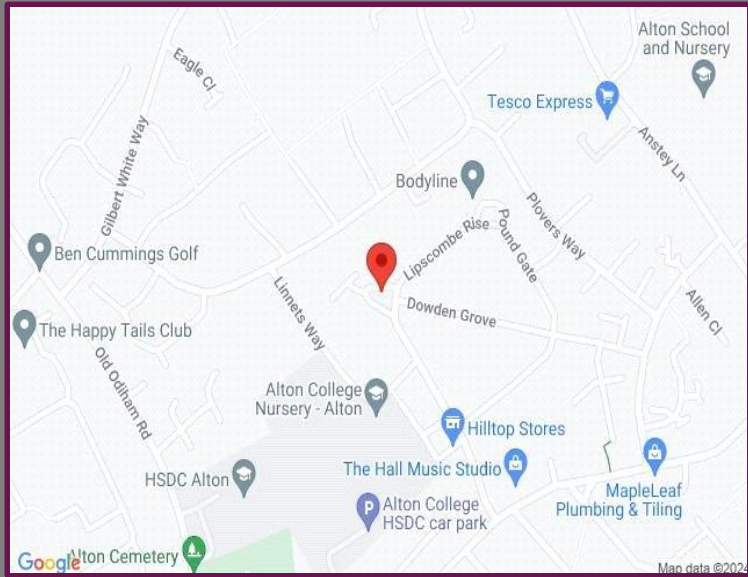
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1090440

Location

located in the thriving market town of Alton, the centre of which has fantastic access to all of the amenities including many local shops as well as Sainsbury's, Marks and Spencer and Waitrose. Alton also has great access with the A31 and also main line train station, which incorporates the Watercress Line famed for its traditional steam engines, give access in to London within fifty minutes. There are plenty of good schools to choose from, both primary and secondary as well as Alton Sixth Form College.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	72
(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	

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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