



ESTATE AGENTS



Alton, Hampshire

Enter the property into an entrance hall with doors to the various rooms. To the left is the modern bathroom, fitted with a bath unit with shower over and glass screen, sink basin with built in storage underneath, W/C and obscured window. Also accessed by the entrance hall is one of the two bedrooms. This room has a large front facing window. To the rear of the hall is the large 17'7ft living/dining room with feature fireplace. Front here is access to the main bedroom. This room benefits from built in storage and a large front facing window allowing in plenty of natural light.

To the rear of the property is the kitchen, which features a full range of wall and base units with surfaces over, a sink and drainer unit under a rear facing window, space for appliances, built in cooker with a four-ring hob over, side aspect window, wall mounted boiler, tiled walls and a hard-wearing floor.

Off the living room is a spacious conservatory, with French doors leading onto a patio area in the rear garden.

The garden has an area of patio immediately off the property with an area of lawn beyond, there are beds with a variety of shrubs, the garden stretched down the side of the property and there is a storage shed located here. The garden feels extremely private and can be accessed by a side gate. To the side is a large driveway providing ample parking in front of the garage. The garage is larger than average in size and has an up and over door.

This property further benefits from a combi boiler, only replaced two years ago, double glazing throughout and a mature front garden.

Freehold
Council Tax: C

- Detached Bungalow
- Garage
- Two Bedrooms
- Conservatory
- Enclosed Rear Garden
- Driveway Parking
- Popular Development
- No Onward Chain
- Cul-De-Sac Location
- Scope For Modernisation



Floorplan

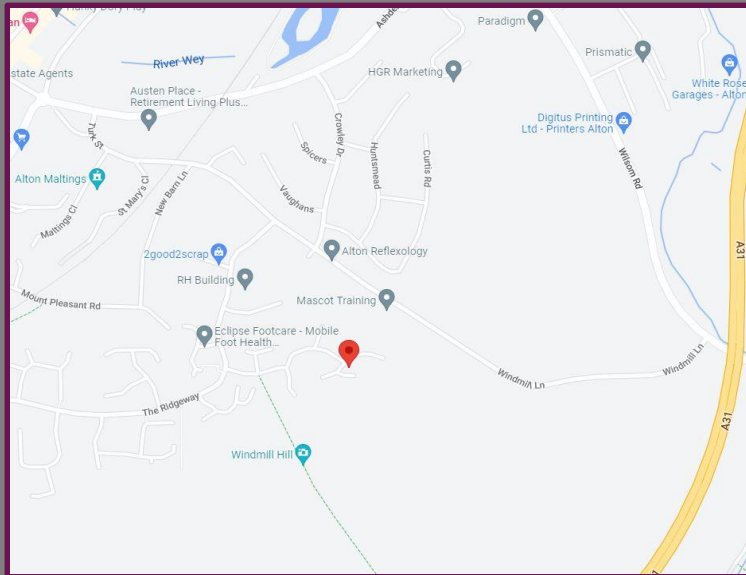
Approximate Gross Internal Area = 621 sq ft / 57.7 sq m



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID231927)

Location

This property can be found on Salisbury Close, a popular cul-de-sac position on the Racecourse development in Alton. The bungalow is within walking distance of the town centre with an offering of shops and restaurants. A bus service and the mainline train station serving London Waterloo are also in the local area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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