

Bourne



Bordon, Hampshire

Offers Over £300,000

Bordon, Hampshire

Enter the property into the entrance hall, where there are stairs to the first floor, a storage cupboard and doors to the various rooms. Positioned to the left is the kitchen/breakfast room. The kitchen is front aspect and has a full range of wall and base units with surfaces over, a stainless steel one and a half bowl sink and drainer unit, built in cooker with a four ring hob over and extractor, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, additionally, there is a front aspect window. Completing the ground floor accommodation is the sitting room which spans the width of the property and has a rear aspect window and door onto the patio.

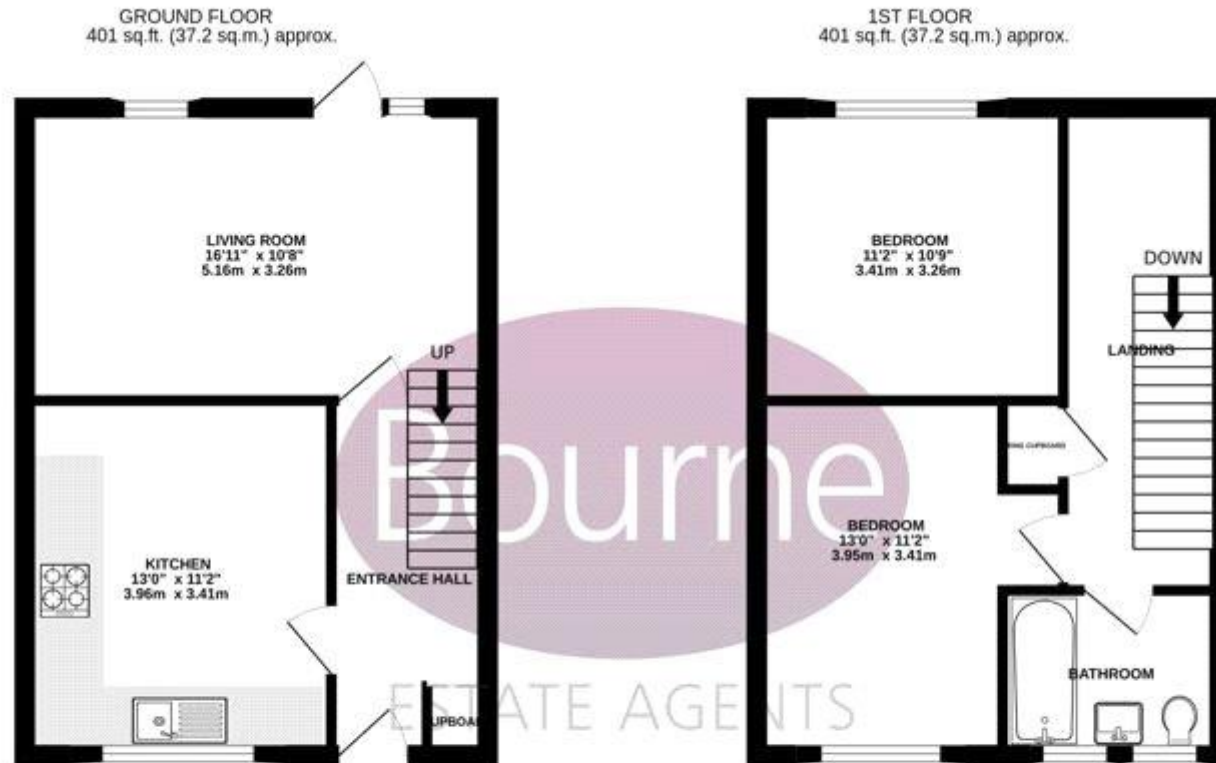
Upstairs, there are two double bedrooms off of a spacious landing. The landing in our opinion would make an ideal study space. Completing the first floor is the bathroom which is modern in style, offering a bath with shower over, shower screen, WC, wash hand basin and two front aspect obscure windows.

To the rear, there is a landscaped garden with an area of patio immediately off the property and an area of lawn beyond. There is a path to the right hand side of the lawn providing access to and from the rear gate. Behind the gate, there are two allocated parking spaces. To the front, there is a further area of lawn and path providing access to the front door.

- Two Bedroom Home
- Terraced House
- Modern Interior
- Kitchen/Breakfast Room
- Spacious Sitting Room
- Modern Bathroom
- Both Double Bedrooms
- Fronting Woodland
- Allocated Parking
- No Chain



Floorplan



FOR ILLUSTRATIVE PURPOSES ONLY

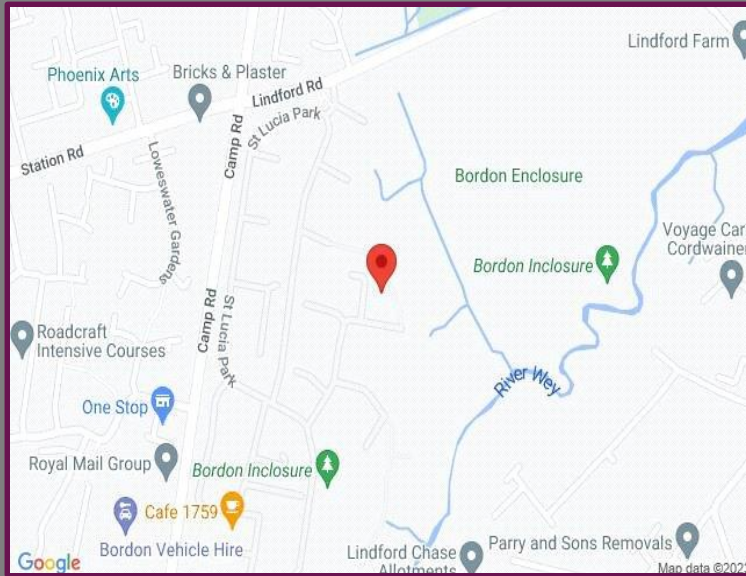
TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

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 used and no guarantee as to their operability or efficiency can be given.

Made with Metropix (2003)

Location

Located on St Lucia Park, this property offers convenient access to the A325. Within the town, there are a variety of shops including Tesco Superstore. Nearby Farnham provides a wider variety of shopping facilities. Train stations serving London Waterloo are located in Alton, Bentley and Liphook.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	78	
(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...

ALTON: 72a High Street, Alton, Hampshire, GU34 1ET

Tel: 01420 541454 | Email: alton@bourneestateagents.com

Web: www.Bourneestateagents.com