



Alton, Hampshire

Offers in excess of £300,000



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Step into the ground floor through a generous hallway, where you'll discover a spacious sitting/dining room that spans the entire length of the house. The kitchen, adorned with ample wall and base level units and equipped with space for appliances, offers convenient rear access to the garden.

Ascending to the first floor, you'll find three bedrooms and a family bathroom, complete with a separate WC.

The well-proportioned rear garden is not only sizable but also fully enclosed and thoughtfully landscaped.

Freehold

- Three Bedroom Home
- Mid Terraced House
- Living/Dining Room
- Rear Aspect Kitchen
- Two Double Bedrooms
- Well-Proportioned Single Bedroom
- Modern Bathroom
- Street Parking To The Rear
- Convenient For Town And Train



# Floorplan

GROUND FLOOR  
361 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



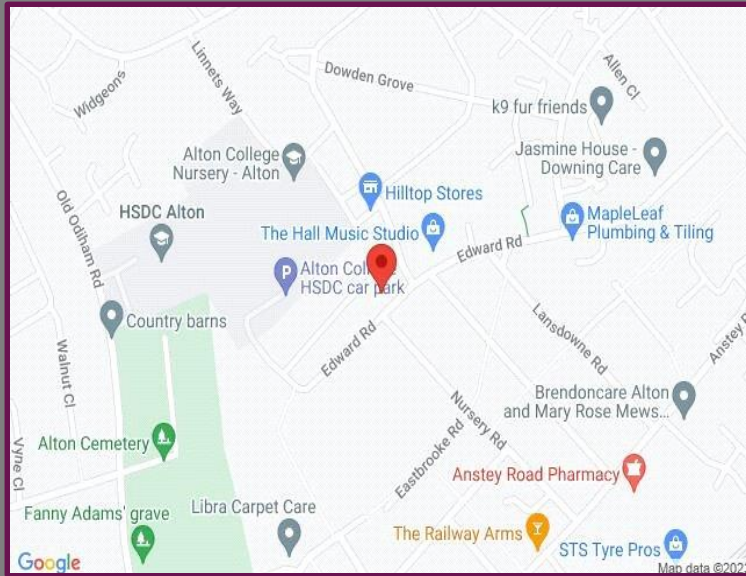
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TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

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 tested and no guarantee as to their operability or efficiency can be given.  
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# Location

The market town of Alton has a wide range of shopping facilities, excellent road links with the A31 for Farnham, Guildford and Winchester, excellent primary and secondary education and a sixth form college. There is a sports complex with swimming pool and a mainline rail station serving London Waterloo plus the popular Watercress Line runs close by with its enchanting steam locomotives.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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