



Alton, Hampshire

No onward chain with this extended three bedroom semi-detached home, located in a popular residential area, convenient for schools and the town centre.

Enter the property into the hall via the porch, where there are stairs to the first floor, under stairs storage and doors to the living room and kitchen. Positioned to the left is the living room which has a front aspect window and a fireplace with brick surround. Positioned to the rear of the hall is the kitchen/breakfast room which features a full range of wall and base units with surfaces over, a one and a half bowl sink and drainer unit, space for a cooker with extractor over, space for a fridge/freezer, plumbing and space for a washing machine, further built in storage, rear aspect doors through to the conservatory. The garage has been converted into additional living space and has a utility area and shower room.

Upstairs, there are three bedrooms, two of which are double in size and the third, a well-proportioned single bedroom. Off the landing there is a storage cupboard and access to the loft. Completing the first floor is the bathroom which has a bath unit with shower over, WC, wash hand basin, and a rear aspect obscure window.

To the rear, there is an area of patio immediately off the property with an area of lawn beyond. To the front, there is a further area of garden and driveway parking.

Freehold

- Three Bedroom Semi-Detached
- Kitchen/Dining Room
- Conservatory
- Extended
- Driveway Parking
- Enclosed Rear Garden
- Popular Residential Location
- Convenient For Schools
- No Onward Chain

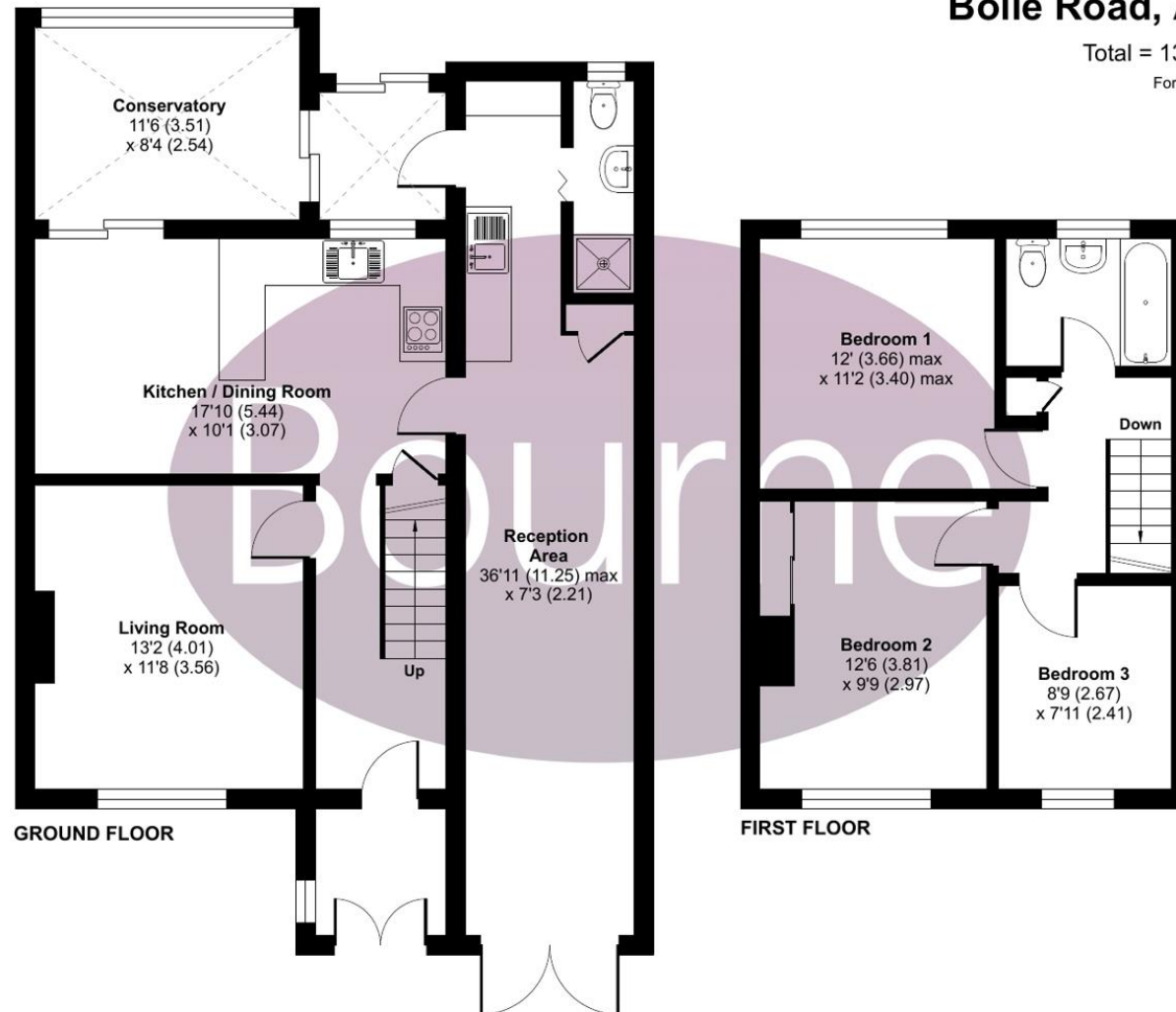


Floorplan

Bolle Road, Alton, GU34

Total = 1302 sq ft / 120.8 sq m

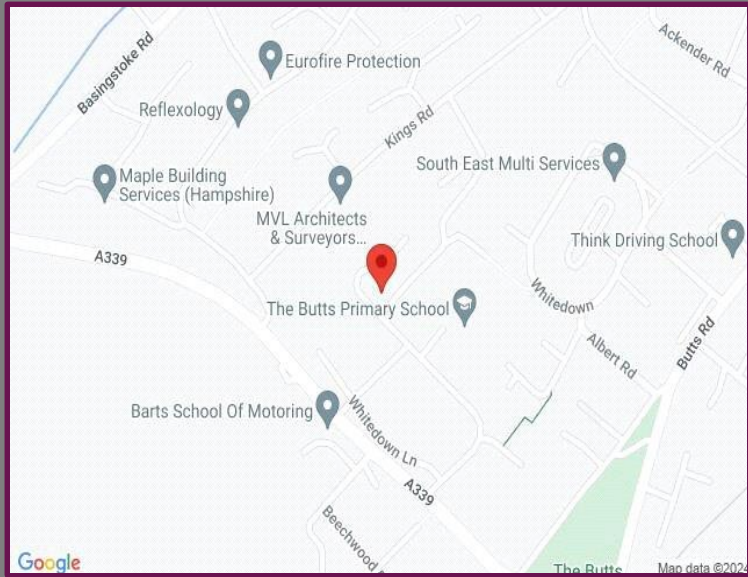
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1124168

Location

This property can be found in Bolle Road, a popular residential location within walking distance of the Butts Green and the town centre beyond. The town provides a variety of shops and restaurants and a bus service. The mainline train station serving London Waterloo is located just passed the town centre. The nearby Whitedown Lane serves both the A339 and the A31.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	47	
(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...

FARNHAM: 29 Downing Street, Farnham, Surrey, GU9 7PD

Tel: 01252 723383 | Email: sales@bourneestateagents.com

Web: www.Bourneestateagents.com