



ESTATE AGENTS



Alton, Hampshire

Having undergone a full refurb by the current owners, including New double glazing and a full rewire.

Step into the property through a side door into the entrance hall, where you'll find access to various rooms. On the right, as you enter, you'll discover the bedrooms—first, the second bedroom, followed by the main bedroom, both generously sized and featuring rear aspect windows.

Facing the front is the revamped kitchen, equipped with a range of base units, space for appliances, an extractor, sink and drainer unit, additional storage, and a front aspect window. The living room, also front-facing, boasts a window and a wall-mounted electric feature fire. Completing the living spaces is the redesigned shower room, featuring a shower cubicle, WC, wash hand basin, and a side aspect obscure window.

At the rear, a garden awaits, accessible through a side gate, with a shed and a lawn area. The front hosts another lawn area with mature shrubs and bushes providing privacy from the road. Nearby, you'll find the garage, featuring an up-and-over door.

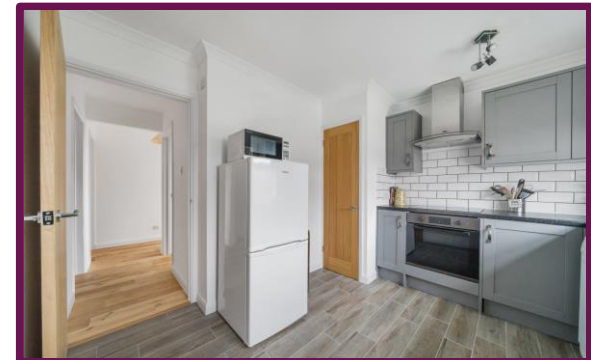
Leasehold

94 Years Remaining On Lease

Council Tax Band : B

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

- Two Bedroom Maisonette
- Ground Floor
- Refitted Kitchen
- Spacious Sitting/Dining Room
- Refitted Shower Room
- Both Double Bedrooms
- Front And Rear Garden
- Garage Nearby
- No Onward Chain



Floorplan

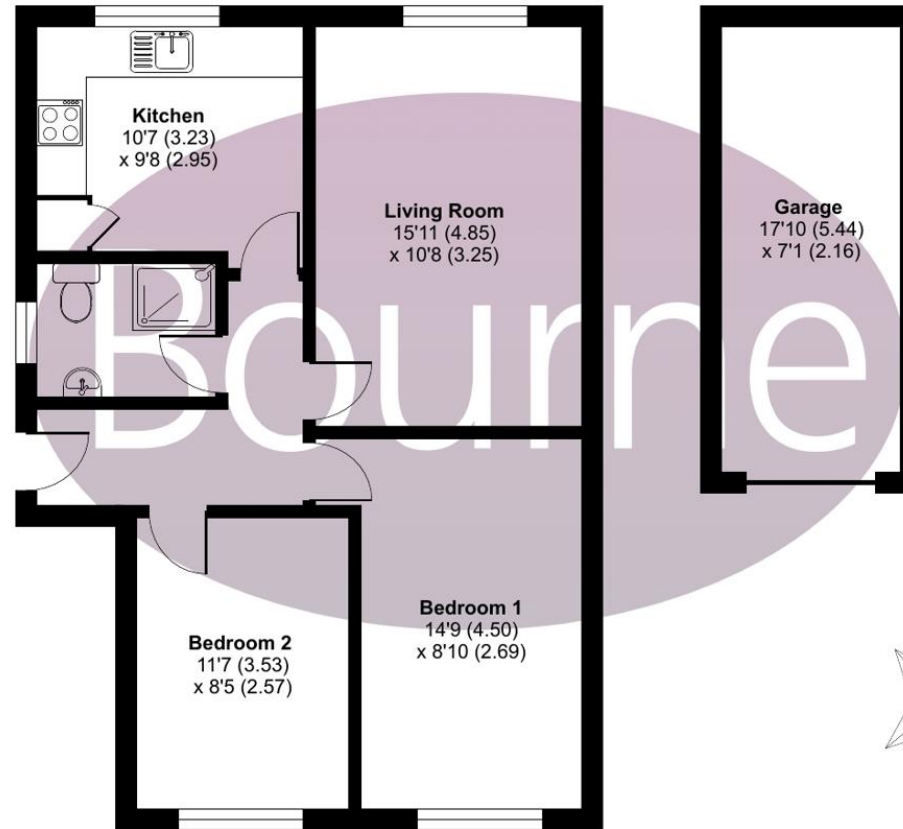
Cherry Way, Alton, GU34

Approximate Area = 635 sq ft / 58.9 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 763 sq ft / 70.8 sq m

For identification only - Not to scale



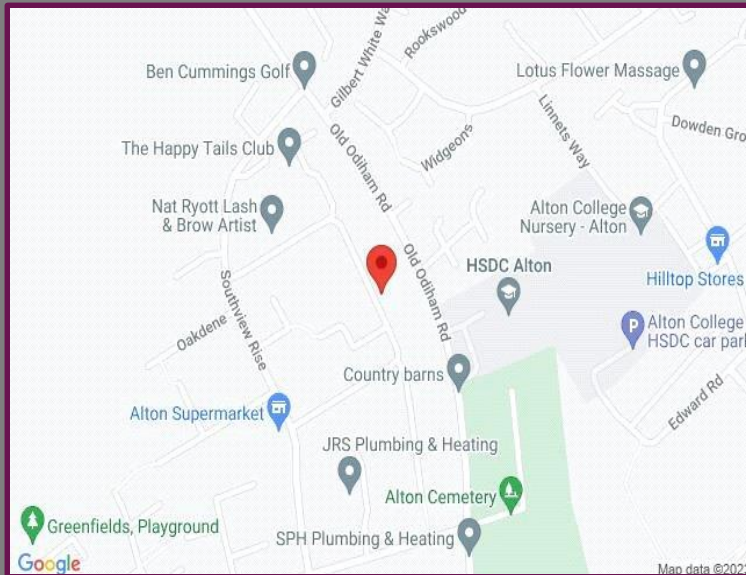
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1060281

Location

This property can be found on Cherry Way, a popular residential location within walking distance of the Alton College, the town centre and mainline train station serving London Waterloo. In the immediate area there is a convenience store, bus service and in the town centre, a further variety of shops and restaurants. Both primary and secondary schools can be found locally.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(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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