



Alton, Hampshire

Offers Over £325,000

# Alton, Hampshire

This charming two bedroom mid terrace cottage is situated within a short walk to Alton town centre. The property comprises open plan living/dining room with original wooden flooring and open fireplace, kitchen and modern downstairs bathroom. Upstairs there are two double bedrooms.

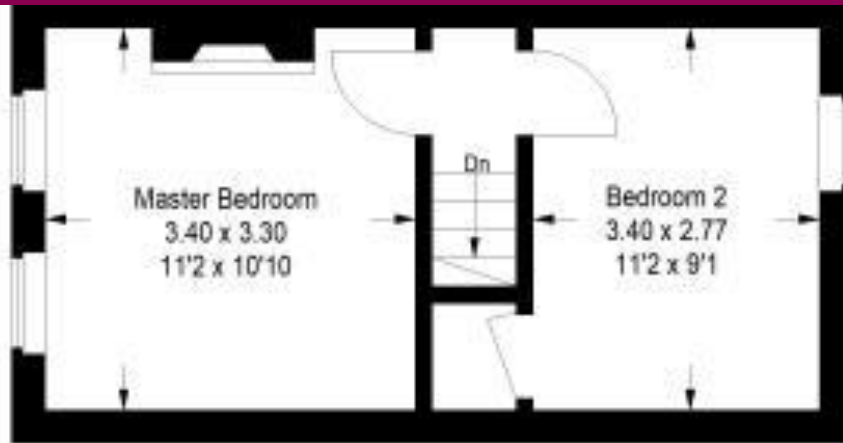
The property further benefits from a private driveway at the rear of the property and low maintenance garden comprising of a decking area, storage shed and a studio with power.

Freehold  
Council Tax Code : C

- Mid Terrace Cottage
- Two Double Bedrooms
- Spacious Living/Dining Room
- Downstairs Bathroom
- Kitchen with Appliances
- Courtyard Garden
- Studio with Power
- Private Driveway
- Unfurnished
- Available Immediately



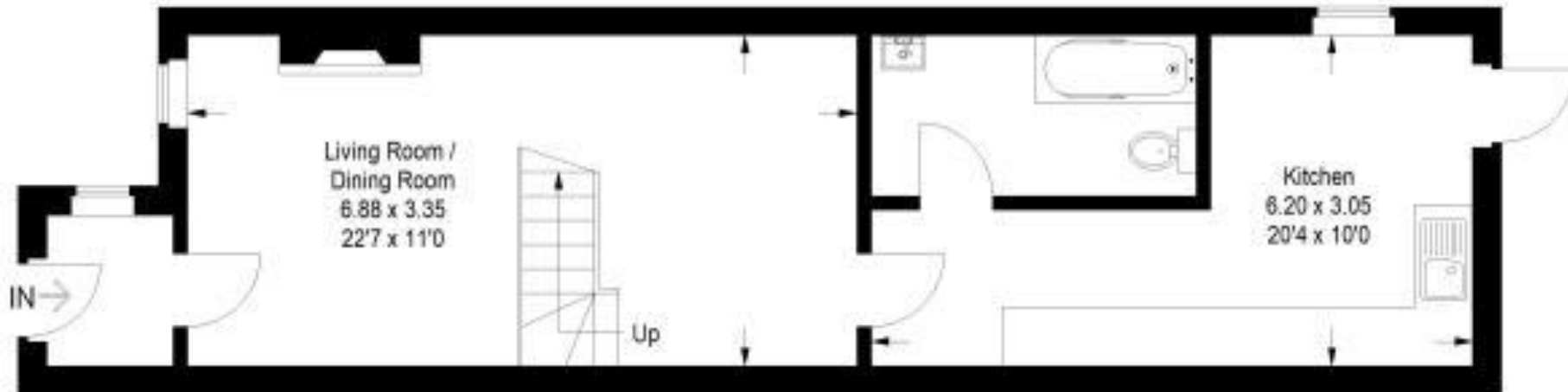
# Floorplan



**First Floor**

## Rack Close Road

Approximate Gross Internal Area  
Total = 71 sq m / 765 sq ft



**Ground Floor**

This plan is for representation purposes only. Reproduced from plans supplied by the agents. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given as to square footage if quoted. Any figures quoted should not be used as a basis for valuation.

# Location

This property can be found on Rack Close Road, a popular residential road within walking distance of Alton town centre. The town centre provides a variety of shops and restaurants, a bus service and the nearby mainline train station serving London Waterloo.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81 - 91)	<b>B</b>		
(69 - 80)	<b>C</b>		
(55 - 68)	<b>D</b>	<b>67</b>	<b>69</b>
(39 - 54)	<b>E</b>		
(21 - 38)	<b>F</b>		
(1 - 20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &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...

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

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

Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)