

Bourne

ESTATE AGENTS



Alton, Hampshire

Offers Over £300,000

Alton, Hampshire

This charming end-of-terrace cottage offers bundles of character and is conveniently located just a short stroll from Alton town centre. Upon entering, you'll be greeted by a warm living room with an exposed brick fireplace housing a recently installed woodburner. The journey continues to a delightful dining room with a distinctive fireplace, leading seamlessly to a kitchen/breakfast room situated at the rear of the property.

Upstairs, you will find recently laid new carpets throughout, leading to two bedrooms with storage and a family bathroom featuring a bath and overhead shower.

The rear garden, boasting a size larger than the typical property of this style, is fully enclosed, offering a west-facing aspect that benefits from the afternoon and evening sun.

Further upgrades include recently installed double glazing throughout.

Freehold

- Character Cottage
- West Facing Garden
- Two Bedrooms
- Newly Installed Double Glazing
- Recently Installed Wood Burner
- Close To Town Centre
- Seperate Dining Room
- Well Presented



Floorplan

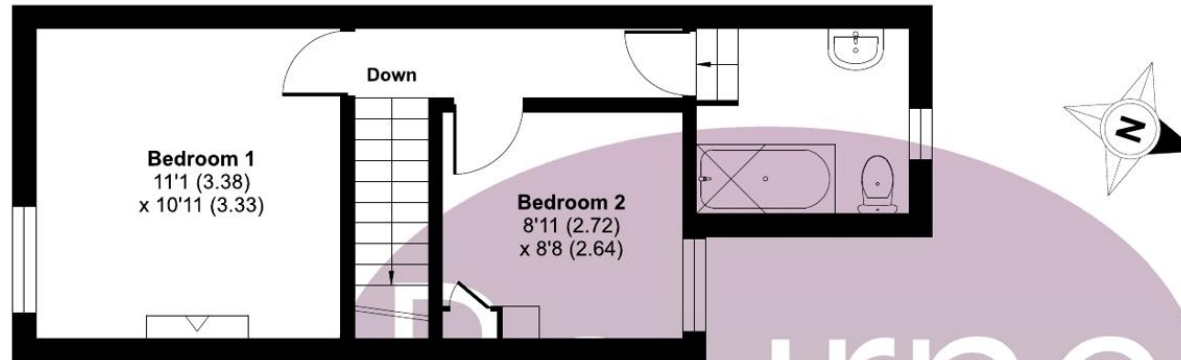
Vicarage Road, Alton, GU34

Approximate Area = 683 sq ft / 63.4 sq m

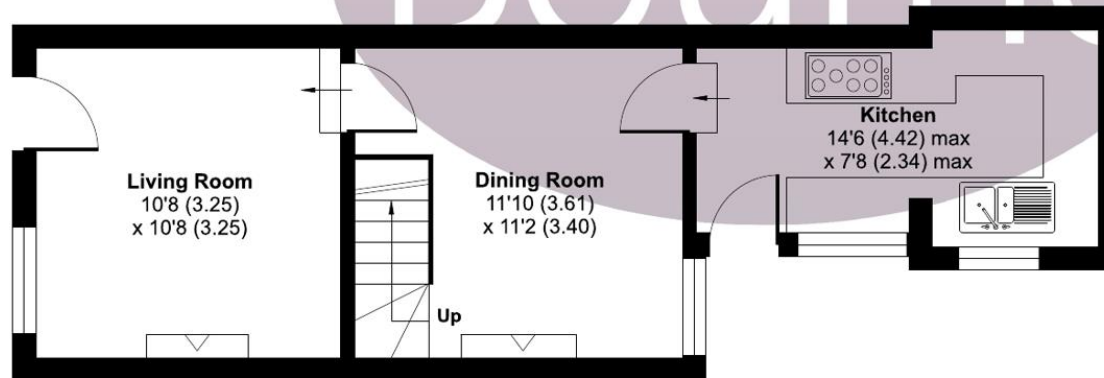
Outbuilding = 96 sq ft / 8.9 sq m

Total = 779 sq ft / 72.3 sq m

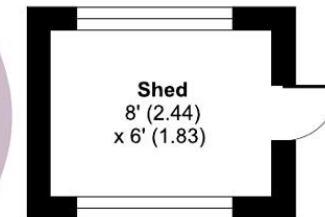
For identification only - Not to scale



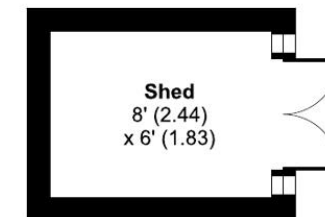
FIRST FLOOR



GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Bourne Estate Agents. REF: 1075731

Location

Vicarage Road neighborhood, is a mere 5-minute walk from the bustling High Street and in close proximity to various shops, including M&S Food and Sainsburys.



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