



Bourne

Alton, Hampshire

Offers in excess of £300,000



# Alton, Hampshire

Enter the property through a double-glazed door into the sitting room, featuring a front aspect, double glazed bay window and a charming corner Victorian fireplace. A door leads from the sitting room to the dining room, boasting a rear aspect double glazed window and a fireplace with space for an electric wood burner or potential for an open fire. Continuing from the dining room is the kitchen, recently refitted with a built-in oven and gas hob, and featuring heated flooring and a side aspect double glazed door leading to the rear garden, as well as a side aspect double glazed window.

Upstairs, there are two bedrooms. The main bedroom, positioned at the rear of the property, includes a built-in cupboard, while the second bedroom enjoys views towards the road. The bathroom has undergone a complete remodel and now offers an enclosed bath, WC, wash hand basin, tiled walls, and a separate shower cubicle. Access to the loft can also be found from the bathroom.

To the rear of the property, there is a relatively low-maintenance garden with a pathway leading from the back of the property to the end of the garden. The mature garden provides a pleasant area for relaxation and enjoyment, with a summer house located at the rear with power and heating.

Freehold

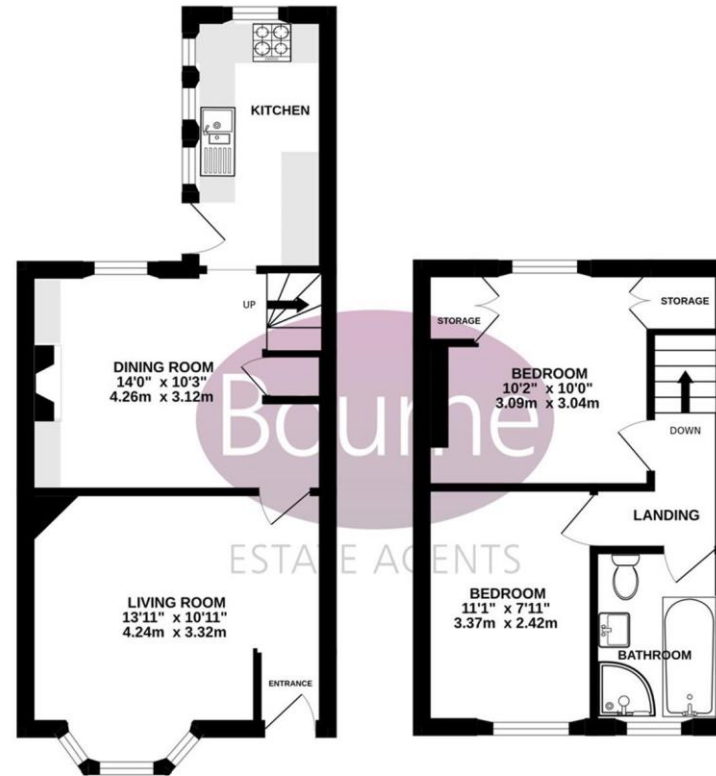
- Victorian Cottage
- Walking Distance to Town Centre
- Two Bedrooms
- Rear Garden
- Refitted Kitchen
- Dining Room
- Refitted Bathroom
- Well Presented
- Characterful
- Summer House



# Floorplan

GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

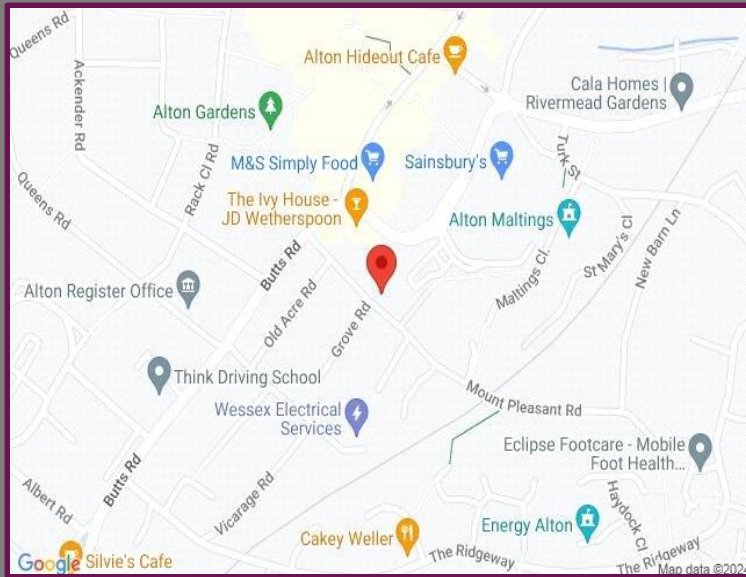
TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.

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.  
Made with Metropix C3024



# Location

This delightful Victorian property can be found within a short distance of Alton town centre. The town centre itself provides a vast choice of shops and restaurants, a bus service, large stores such as Sainsbury's and the more recently opened Waitrose. A further distance away but still within walking distance is Alton's mainline train station serving London Waterloo is just over an hour.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>56</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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