



ESTATE AGENTS



Bordon, Hampshire

£325,000

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Upon entering the property, you are greeted by a porch leading to a spacious hallway, guiding you to various rooms and the staircase to the first floor. To the left of the hallway is the well equipped kitchen featuring a complete range of wall and base units with work surfaces over, integrated appliances including a small fridge, dishwasher, and washing machine, along with a four-ring gas hob with an overhead extractor fan, electric oven and grill, sink and drainer unit, and a front-facing window.

Adjacent to the entrance hall, you will discover the second reception room, versatile for either a dining area or home office. Towards the rear of the property lies the living room, boasting an understairs cupboard for additional storage, a rear aspect window, and double doors leading to the conservatory. The conservatory offers delightful views of the courtyard.

Ascending to the first floor, you will find three generously sized bedrooms. The family bathroom is complete with a bath unit featuring a shower overhead, WC, wash hand basin, and an obscured front aspect window. The boiler is conveniently located in a storage cupboard within the bathroom, boasting a full-service history.

Externally, the property features a low maintenance courtyard to the rear, enjoying a west facing orientation. Additionally, there is parking available for two vehicles at the front, along with an outside tap.

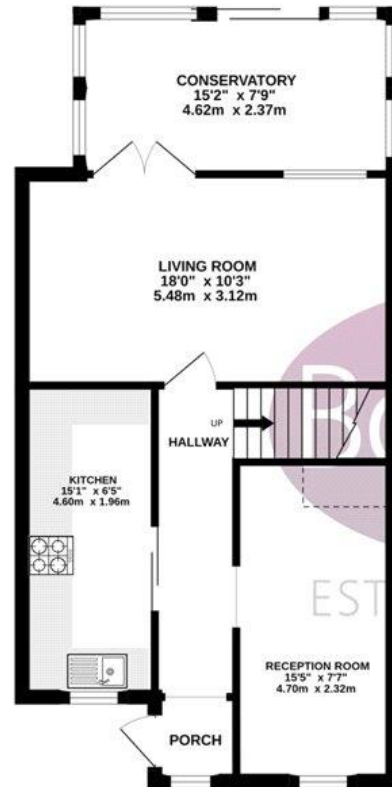
Freehold

- Three Bedrooms
- Terraced Home
- Two Reception Rooms
- Conservatory
- Bathroom
- Kitchen
- Driveway Parking for Two
- Low Maintenance Garden

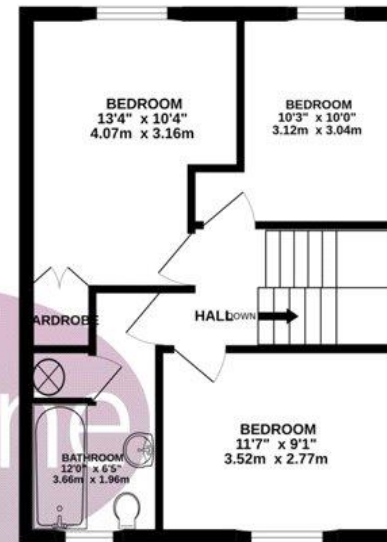


Floorplan

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



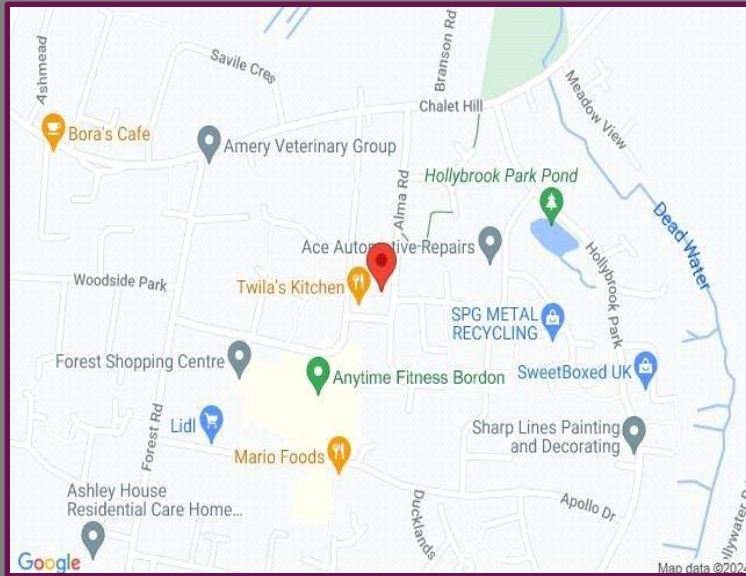
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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 in 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.
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Location

Bordon is situated in the A3 / M3 corridor and benefits from good road and rail links to both London and the South Coast. In 2010 Whitehill and Bordon was awarded significant funding to be redeveloped following the departure of the army. As well as new roads and approximately 3000 new houses Whitehill and Bordon will also be benefiting from a new town centre with many popular retailers looking to open in the town with a new Leisure Centre and Entertainment Hub 'The Shed' already opened. A new High School opened in 2019 and the town has 4 infant and junior schools. Rural space is plentiful in Bordon with the Hogmoor Inclosure, Woolmer Ranges, Deadwater Valley and Alice Holt Forest all a short distance from the property. Golfers can enjoy Blackmoor, Liphook, Blacknest and Petersfield golf courses nearby. The market towns of Alton and Farnham are both within 10 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(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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