

Bourne

ESTATE AGENTS



Alton, Hampshire

£450,000

# Alton, Hampshire

Upon entering the property, you are greeted by a spacious entrance hall, providing access to various rooms and stairs leading to the first floor. To the left, you will discover the modern kitchen/dining room, featuring a comprehensive range of wall and base units with sleek surfaces, a sink and drainer unit, a four-ring gas hob with an overhead extractor fan, an electric oven, ambient under-counter lighting, integrated appliances including a fridge freezer, dishwasher, and washing machine, as well as a front aspect window for natural light. Adjacent to the kitchen is the WC cloakroom, equipped with a wash hand basin, WC, and a front aspect obscured window.

To the rear of the property, you will find the generously proportioned living room, boasting a rear aspect window and double doors opening onto the patio area. Ascending to the first floor, you'll discover the bedrooms; two of which are double in size, with one featuring a built-in wardrobe and a convenient en suite. The remaining bedroom is single and overlooks the rear of the property.

Completing the accommodation is the modern family bathroom, comprising a bath unit with a shower overhead, a shower screen, wash hand basin, WC, heated towel rail, and a front aspect obscured window.

To the rear is the beautiful private enclosed garden, offering a patio area with lawn beyond. Rear access to the garage is situated at the end of the garden, while front access and parking are conveniently located a short distance away. Impeccably presented, this property exudes charm and is in immaculate condition.

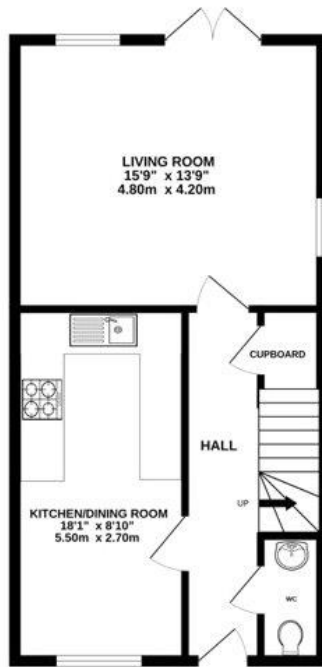
Freehold

- Three Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Modern Kitchen/Dining Area
- Private Enclosed Rear Garden
- Garage With Access to Rear Garden
- Parking
- Downstairs WC
- Immaculate Condition

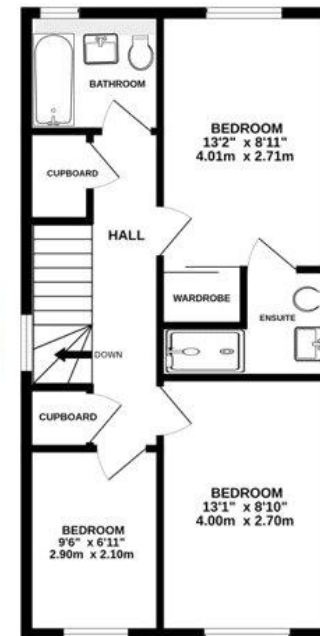


# Floorplan

GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



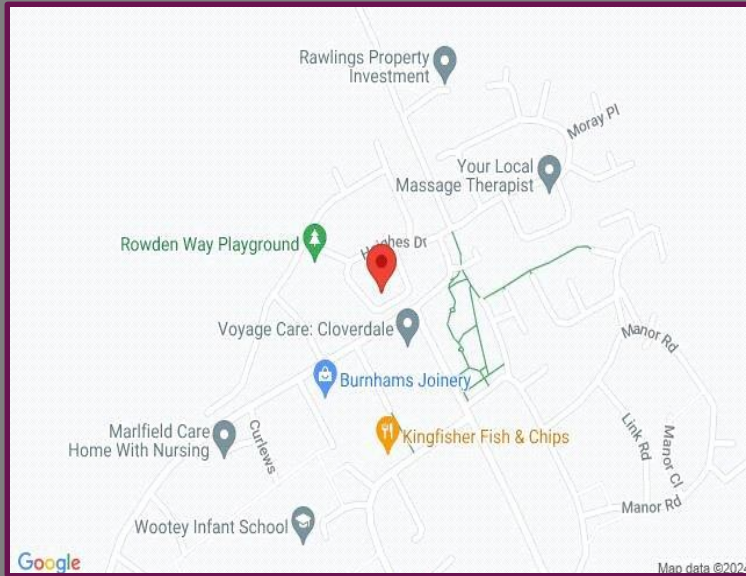
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA: 1182 sq.ft. (109.8 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.  
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# Location

This property can be found on Motley Gardens, a modern development towards the top of Anstey Lane in Alton. Within the area, there are shops, schools and a bus service. Alton town centre provides a further variety of shops and restaurants as well as the mainline train station serving London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</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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