

Bourne

ESTATE AGENTS



Alton, Hampshire

Offers Over £250,000

Alton, Hampshire

Nestled on Anstey Road, this property enjoys a prime location close to Alton town center and the mainline train station, ensuring effortless commuting to London Waterloo. Adjacent to the property lies Anstey Fields, perfect for outdoor activities and leisurely strolls. Convenient access to the A31 via Anstey Road further connects the area to Farnham and Winchester.

Presented with no onward chain, this delightful Grade II listed cottage is believed to have origins dating back to 1840.

In need of modernisation, the ground floor of this property welcomes you into the living room, featuring a central open fireplace. From here, you proceed into the kitchen breakfast room, with a door leading to an inner hallway housing a cloak area to the right and providing access to the downstairs bathroom. Adjacent to the kitchen, the staircase leads to the first floor.

Upstairs, you'll find the main bedroom facing the front elevation and bedroom two facing the rear. Outside, the garden primarily consists of lawn, accompanied by a store at the rear that requires attention.

Freehold

- Grade II Listed
- 2 Bedroom Cottage
- Open Fireplace
- Overlooking Fields
- Walking to Mainline Station and Town Centre
- Low Maintenance Garden

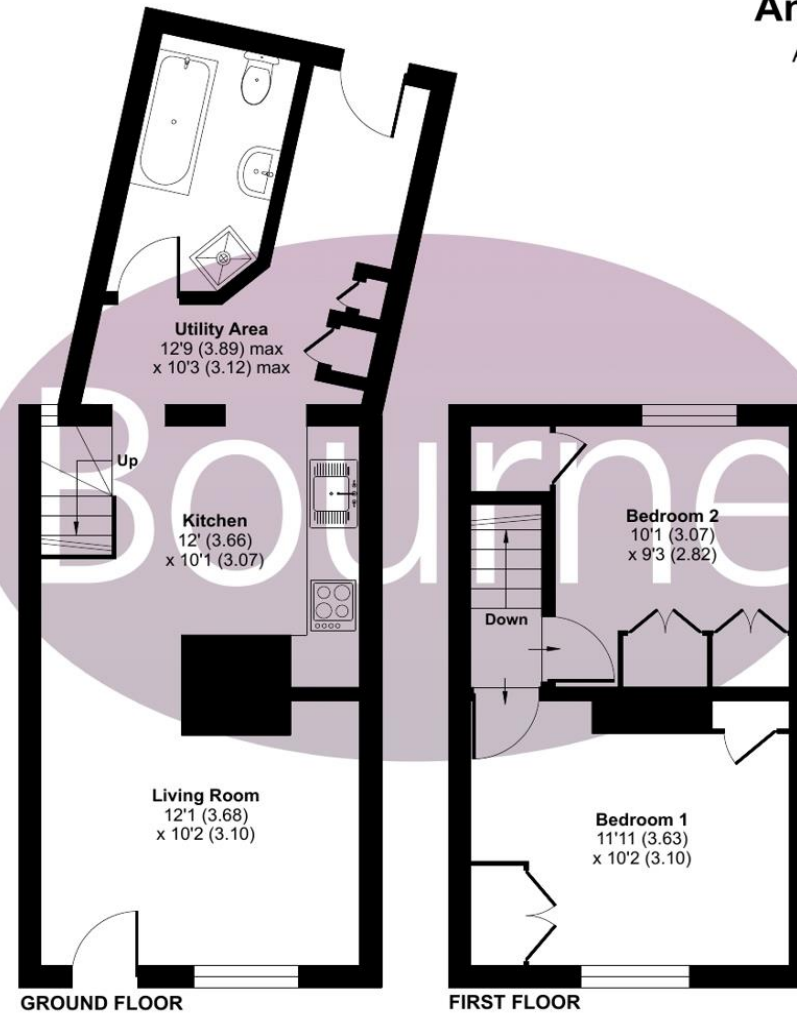


Floorplan

Anstey Road, Alton, GU3

Approximate Area = 643 sq ft / 59.7 sq m

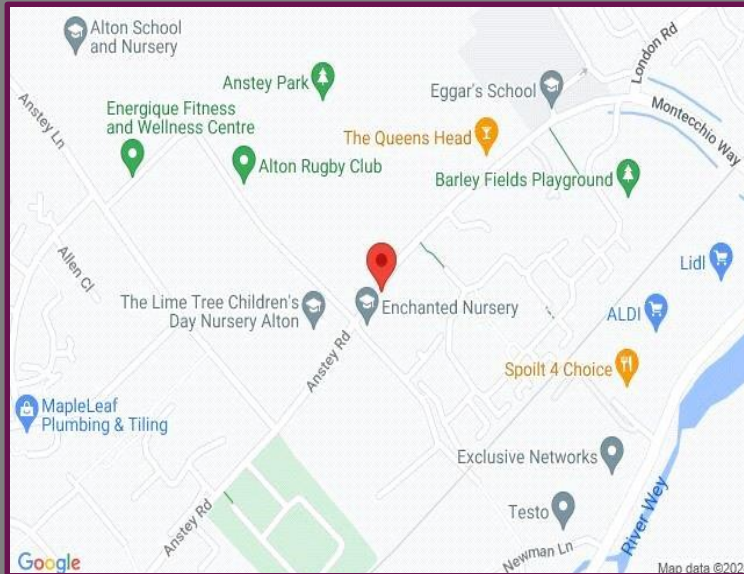
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Bourne Estate Agents. REF: 1111115

Location

Located on Anstey Road, this property is conveniently positioned for Alton town centre and the mainline train station serving London Waterloo. Adjacent to the property is Anstey Fields where one can enjoy exercise and walks beyond. Anstey Road also provides convenient access to the A31, serving both Farnham and Winchester.



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