





# Alton, Hampshire

Located in a sought-after location in East Worldham, close by to St. Mary's Church, this property does require modernization.

It offers a spacious entrance hall leading to a 25' living/dining room, with a door leading to a kitchen, and double doors leading to the front garden. Completing the ground floor is a conservatory overlooking the rear garden.

Upstairs offers three bedrooms and a bathroom. Outside, you have a low-maintenance rear garden mainly consisting of patio, along with a greenhouse.

Freehold

- Semi Detached
- Sought After Location
- Close to Church
- In Need Of Modernisation
- Double Glazed
- Three Bedrooms
- Conservatory
- Low Maintenance Rear Garden

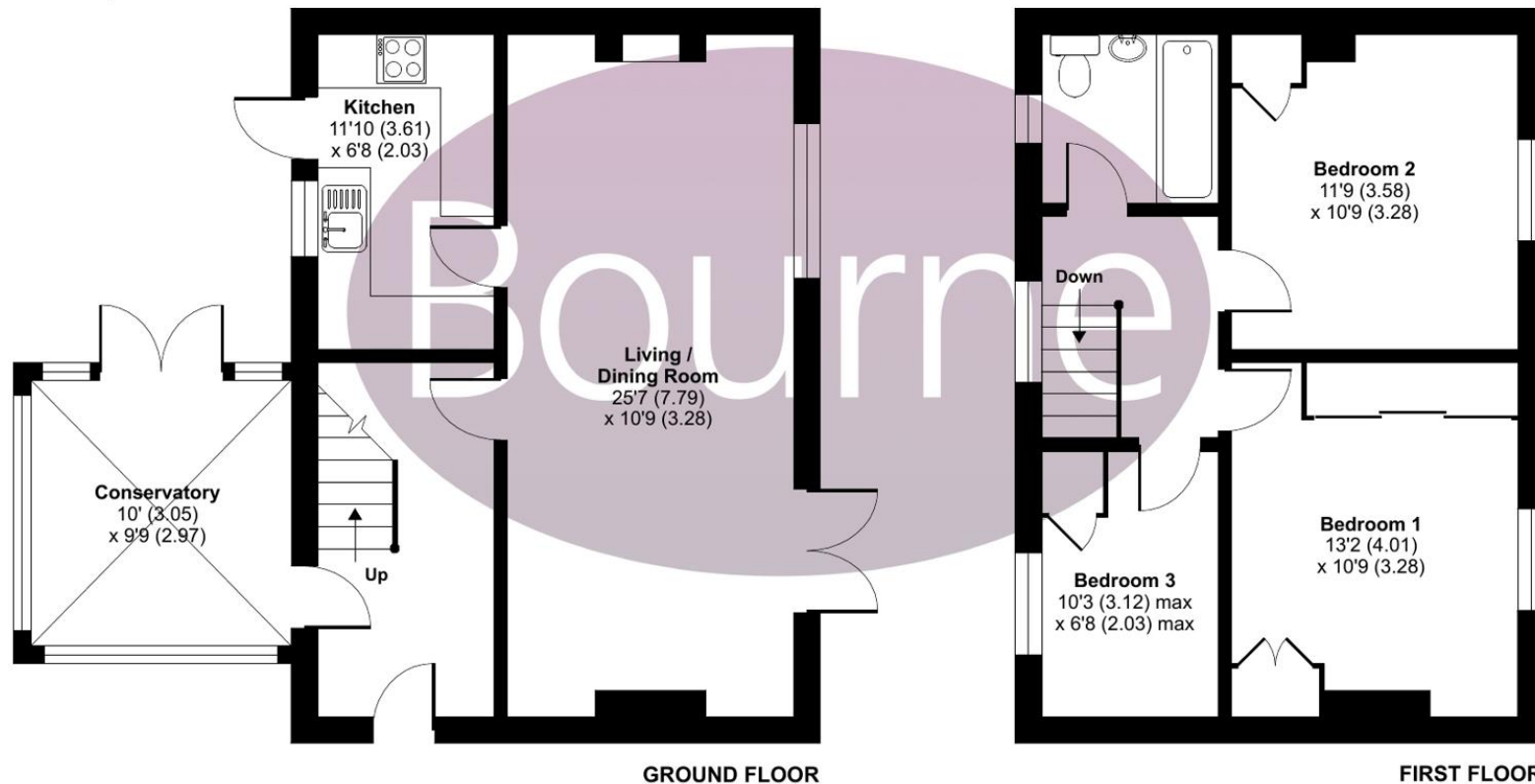


# Floorplan

## Windmill Fields, East Worldham, Alton, GU34

Approximate Area = 1030 sq ft / 95.6 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). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1120302

# Location

The property is situated on the edge of Alton and within a mile and a half of the market town, offering a range of shopping, educational and sports facilities, together with the main line railway station providing services to London Waterloo.



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>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	21	
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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