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Alton, Hampshire

Offers Over £350,000

# Alton, Hampshire

Offered with no onward chain, this modern three-bedroom semi-detached home is located in a sought-after area close to open countryside and a leisure centre.

Accessed via the reception hallway, the ground floor accommodation features a recently refitted kitchen with a built-in oven and four-ring gas hob, along with space for additional appliances. The front of the property also includes a convenient downstairs WC. Towards the rear, you'll find a spacious living/dining room with direct access to the rear garden, creating a seamless indoor-outdoor connection.

On the first floor, there are two generous bedrooms with built-in wardrobes, a single bedroom, and a modernised family bathroom. The bathroom includes a bath with a shower head over it, a glass shower screen, and fully tiled walls.

The private rear garden offers a small patio area and a lawn, with side access leading to the allocated parking area and an additional lawn space.

Freehold

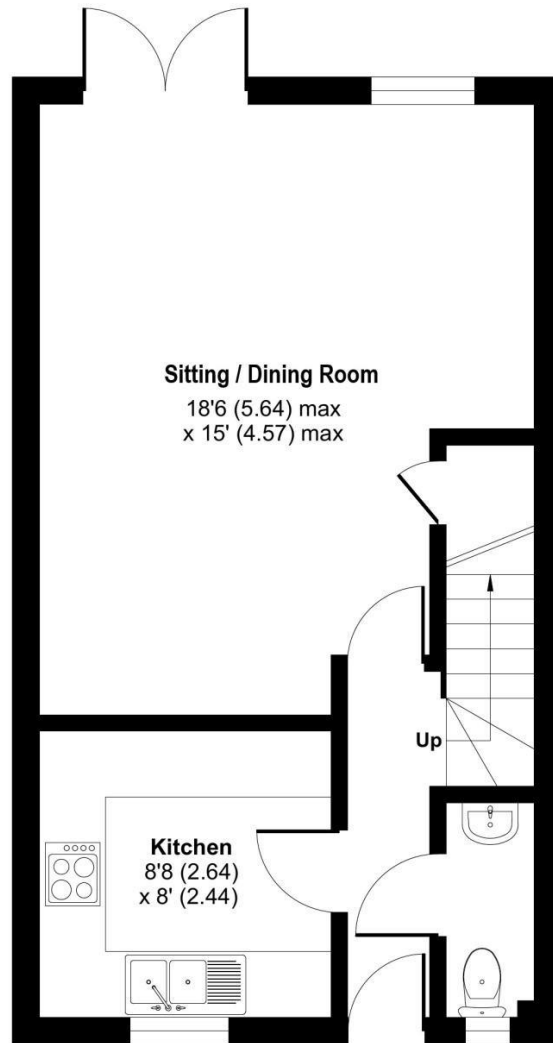
- Three Bedrooms
- Downstairs WC
- Lounge/Diner
- Allocated Parking
- South Facing Rear Garden
- Refitted Kitchen
- Refitted Bathroom
- No Onward Chain



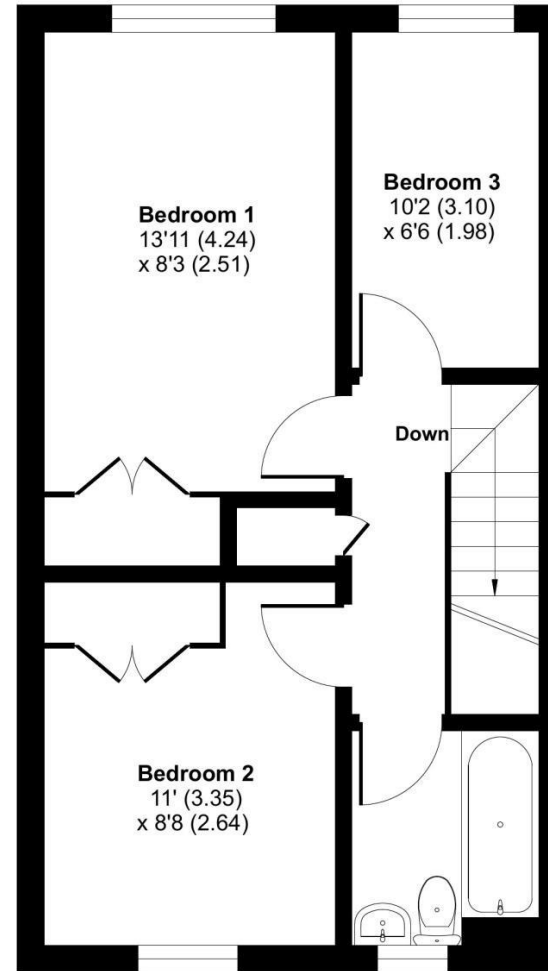
# Floorplan

Approximate Area = 650 Sq Ft / 77.1 Sq M

For identification only - Not to scale



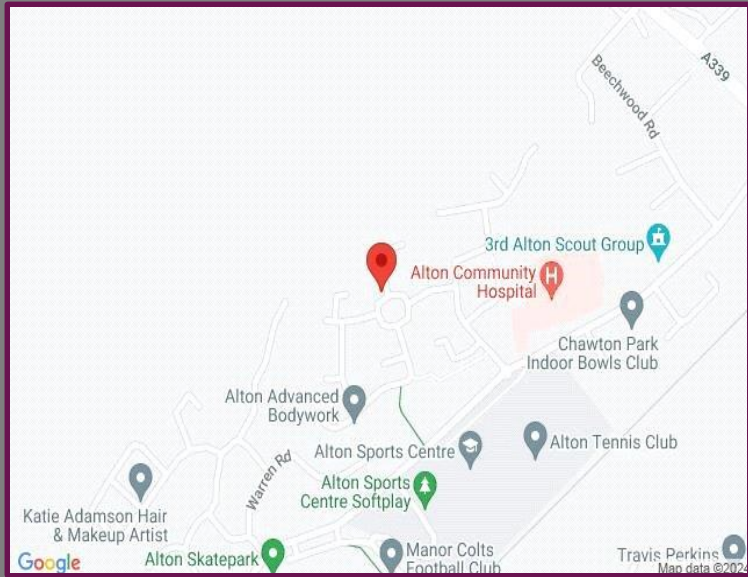
GROUND FLOOR



FIRST FLOOR

# Location

The property is ideally located for families, being a short walk from open countryside, Alton sports centre and some of the area's best local schools, The Butts Junior School and Amery Hill Secondary School both in catchment. The town has a mainline railway station and a range of shops and restaurants including M&S Food, Sainsbury's and Pizza Express. There is a weekly farmer's market on the High Street and to the rear of the high street are the picturesque public gardens, a hive of activity and a great local attraction especially in the summer months.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</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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