

SPECIFICATION

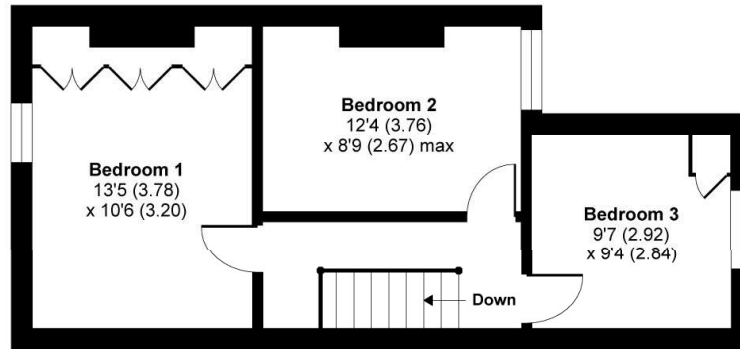
- Circa 1910 Victorian Villa
- Town Location
- Three Double Bedrooms
- Beautifully Renovated Throughout
- Large Private Garden
- Original Features
- Utility

ACCOMMODATION

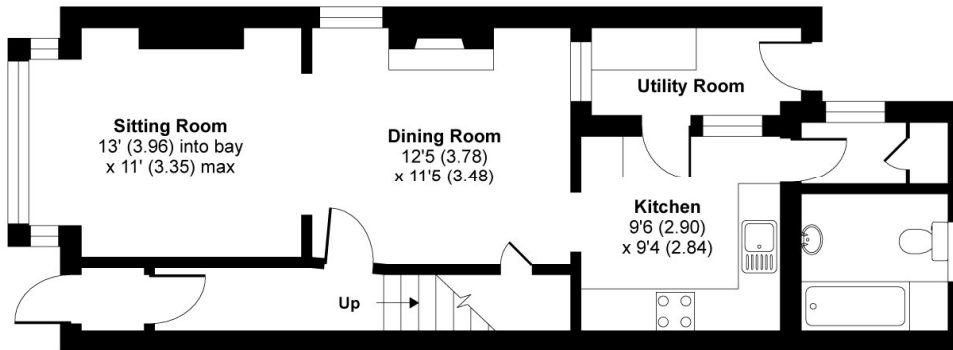
Be inspired with this desirable Victorian semi-detached villa built in circa 1910. Home is truly where the heart is with this stylish, contemporary family home. Having been substantially improved by the current owners whilst retaining many original features, this property is in a class of its own. It comes to market offering vestibule, entrance hallway, large open plan dual aspect sitting/dining room, to include box bay window with colonial shutters and feature fireplace with wood burner, newly fitted kitchen, contemporary newly installed bathroom and utility room. Stairs lead to the first floor where you will find the three good sized double bedrooms and access to the loft space, ideal for conversion subject to planning. Externally to the front is a small private garden with side access leading to the private rear garden and patio area, ideal for alfresco socialising in the summer months. This really is a must-see home and early viewing is highly recommended.



TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1020 SQ FT 94.7 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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SITUATION

The Georgian market town of Alton has a wide range of shopping facilities, excellent road links with the A31 for Farnham, Guildford and Winchester, excellent secondary education and a sixth form college. There is a sports complex with swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.

LOCAL AUTHORITY

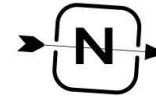
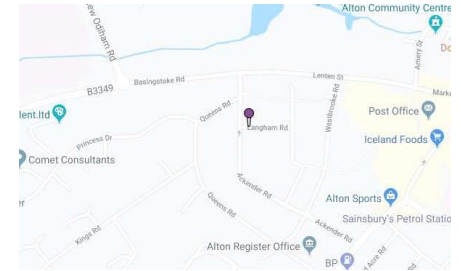
East Hampshire District Council

GUIDE PRICE

Asking Price £345,000

TENURE

Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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