



Blenheim Close, Alton, Hampshire, GU34 1EG



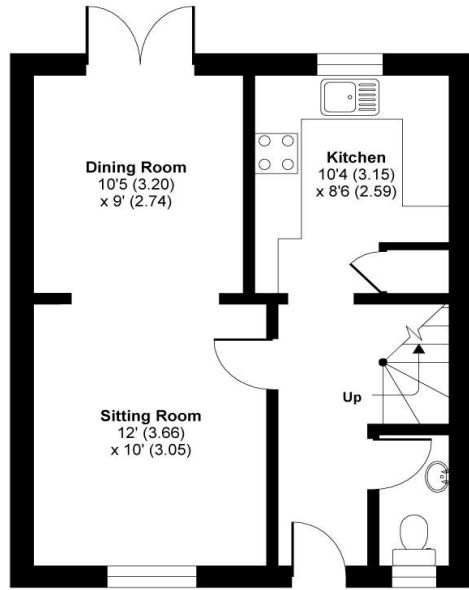
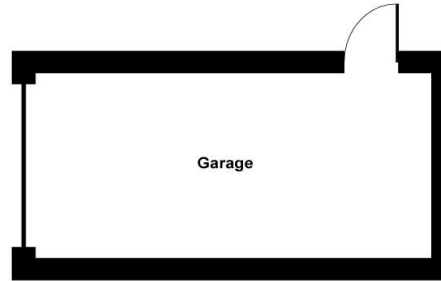


## ACCOMMODATION

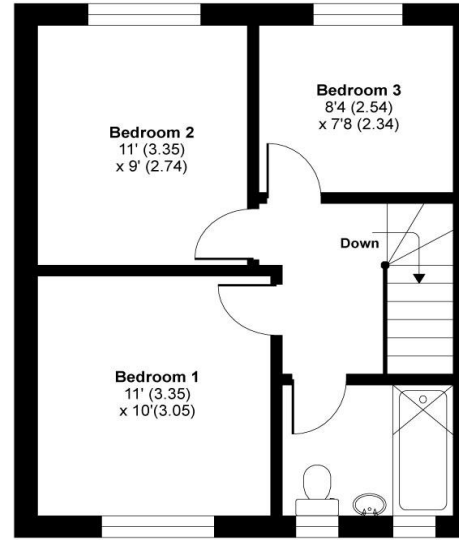
This three bedroom semi-detached house is ideally situated within the heart of Alton town and is only a short stroll to the main high street with all its amenities, parks, cafes, schools and mainline station to Waterloo. The property is in need of a bit of modernisation but offers a great living space throughout and early viewing is highly recommended. It comes to the market offering an entrance hallway, guests cloakroom, kitchen, open plan sitting/dining room with French doors in to the garden. Stairs lead to the first floor where you will find the family bathroom with bathtub and shower over and the three generous sized bedrooms. Externally, to the rear of the property is a detached garage with additional access from the garden that is mainly laid to lawn with a small terrace area, ideal for al fresco socialising in the summer months. Early viewing is highly recommended.



MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 802 SQ FT 74.5 SQ METRES



GROUND FLOOR



FIRST 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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| Energy Efficiency Rating                    |   | Current                    | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs |   |                            |           |
| (92+)                                       | A |                            |           |
| (81-91)                                     | B |                            | 85        |
| (69-80)                                     | C | 70                         |           |
| (55-68)                                     | D |                            |           |
| (39-54)                                     | E |                            |           |
| (21-38)                                     | F |                            |           |
| (1-20)                                      | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           |
| England, Scotland & Wales                   |   | EU Directive<br>2002/91/EC |           |

## 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.





**SPECIFICATION**

- Semi-detached house
- Sought after Alton location
- 3 bedrooms
- Kitchen
- Sitting/dining room
- Private rear garden
- Garage
- Parking

**LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band D

**GUIDE PRICE**

Asking Price £335,000

**TENURE**

Freehold