



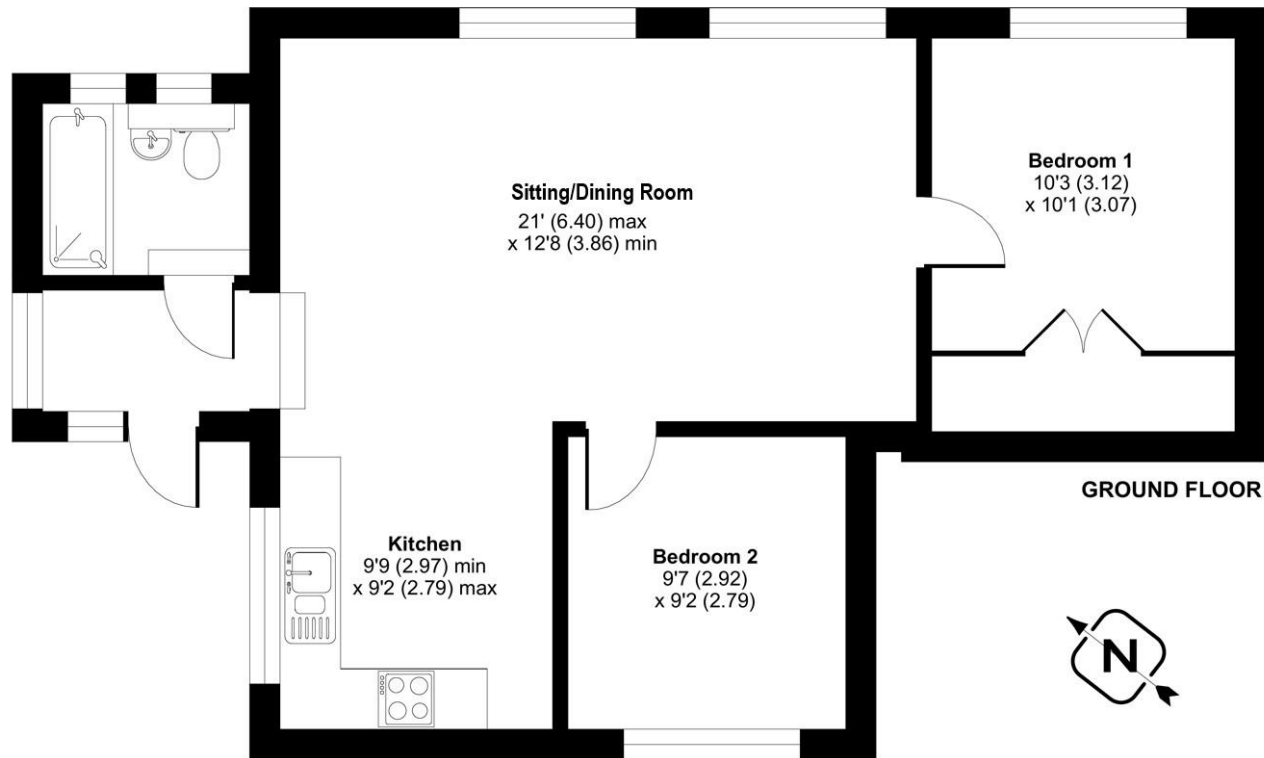


ACCOMMODATION

Unarguably positioned within the heart of Alton town and only a short, level stroll to all shops, cafes, mainline station to Waterloo, local health centre, major bus routes and Waitrose. This two-bedroom bungalow is truly a rare treat to the market and is ideal for anyone looking for one-level living and being closer to town. The bungalow has been modernised throughout to create a light and airy, contemporary living space and comes to market offering an entrance lobby, an open plan living space to include sitting/dining room and a part integrated kitchen, two good sized double bedrooms with the principal suite offering wall to wall integrated storage and the family bathroom with bath tub and shower over. Externally, this bespoke bungalow comes with a low maintenance court yard style garden and private parking for two cars. This property also has the added advantage of a no forward chain.

Approximate Area = 671 sq ft / 62.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 941112



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

- Contemporary Bungalow
- Situated within the heart of Alton
- Two double bedrooms
- Part integrated kitchen
- Open plan sitting/dining room
- Family bathroom
- Courtyard style garden
- Private parking for two cars
- No forward chain

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: C

GUIDE PRICE

Offers in excess of £290,000

TENURE

Freehold