







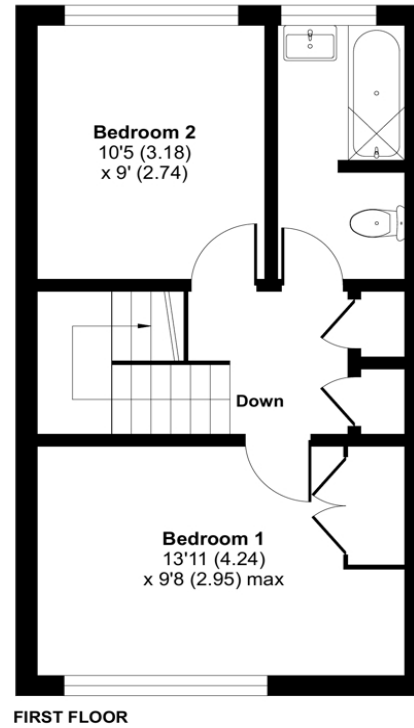
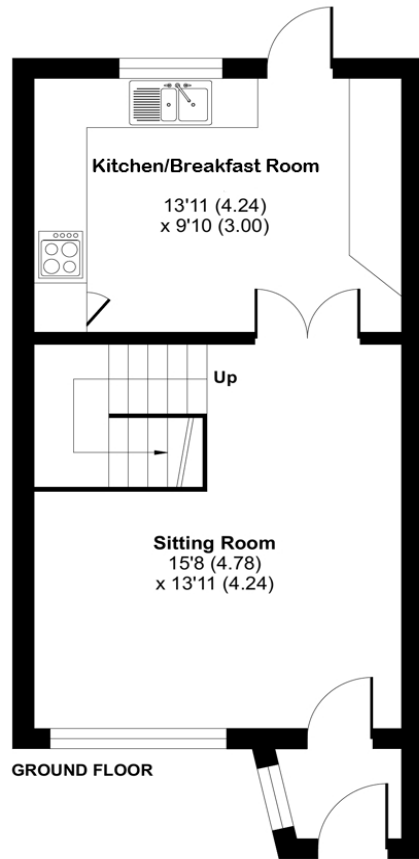
## ACCOMMODATION

Home is where the heart is with this graciously appointed two-bedroom house. The property is ideally situated within walking distance to Waitrose, the mainline railway station to Waterloo, local amenities, parks and cafes and offers light and spacious accommodation throughout. It comes to the market offering an entrance porch, a generous sitting room with a bespoke open-tread split staircase, with French doors opening into the kitchen/breakfast room giving access to the private rear garden. The bespoke staircase leads you up to the first-floor landing, where there is an array of integrated storage and access to the loft, the two very generous double bedrooms and the newly installed contemporary family bathroom, with bathtub and shower over. Externally, to the front of this fantastic home is a garden and pathway to the front door. The private rear garden has been beautifully planted and designed to include herbaceous borders, perennials and a newly installed greenhouse, with a patio terrace ideal for al fresco socialising in the summer months. There is also a secure, gated rear access leading to the garage in a nearby block. This wonderful property comes to the market offering no forward chain and early viewing is highly recommended.



Approximate Area = 762 sq ft / 70.7 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). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 1046681



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## SITUATION

The Georgian market town of Alton has a wide range of shopping facilities including Waitrose and Sainsbury supermarkets and has excellent road links close by with the A31 for Farnham, Guildford and Winchester, together with excellent secondary education and a sixth form college. There is a sports complex with swimming pool and a mainline rail station (London Waterloo).





### **SPECIFICATION**

- Two-bedroom house
- Sought-after Alton location
- Kitchen/breakfast room
- Spacious sitting room
- Two double bedrooms
- Newly fitted contemporary bathroom
- Front and rear gardens
- Garage in nearby block
- Walkable to mainline railway station and amenities
- NO FORWARD CHAIN

### **LOCAL AUTHORITY**

East Hampshire District Council

Council Tax Band - C

### **ASKING PRICE**

£325,000

### **TENURE**

Freehold