





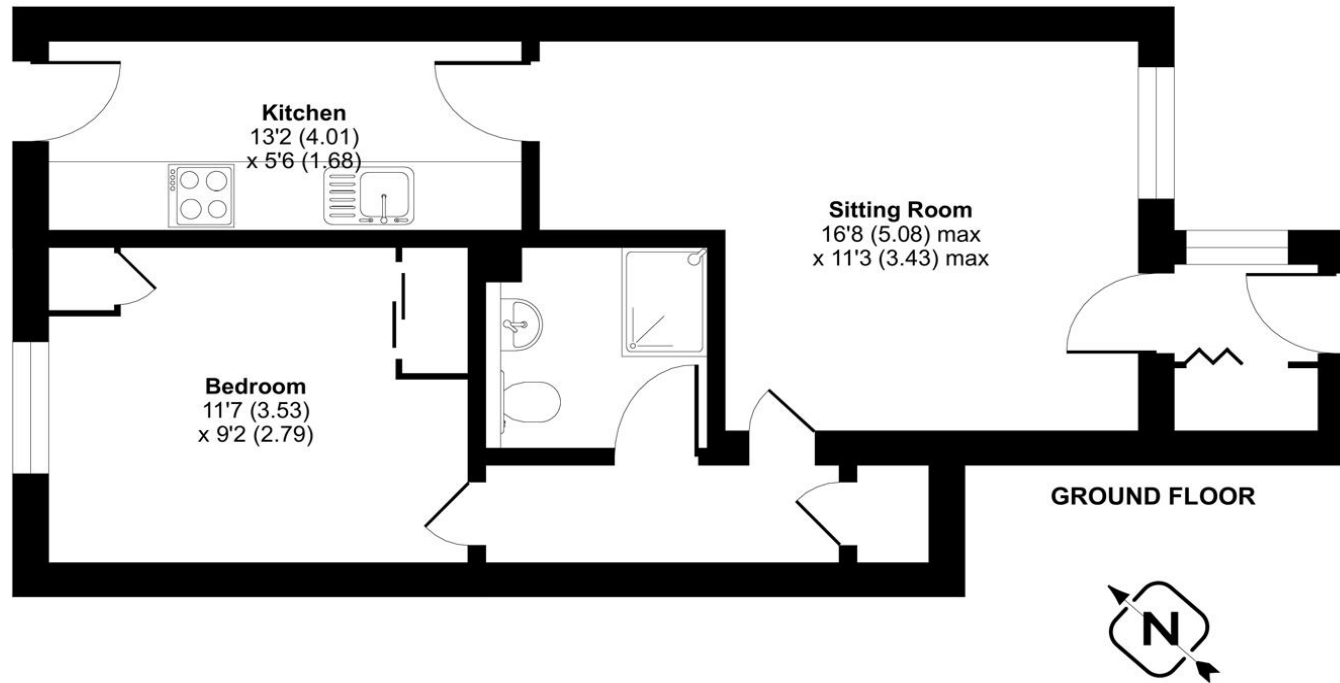


## ACCOMMODATION

Offered with no chain, nestled in a tucked-away cul-de-sac, this ground-floor gem offers an idyllic escape with unobstructed countryside views and your own private garden. Step into a 16'8 sitting room, creating an inviting space for relaxation. The fitted kitchen boasts modern amenities, setting the stage for culinary delights. The double bedroom provides comfort and serenity, complemented by a contemporary shower room. Externally, the home benefits from its own parking space and has access to Alton town centre the sports centre and rail links to London Waterloo.

Approximate Area = 461 sq ft / 42.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	75
(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			
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 2024. Produced for Charters Estate Agents Limited. REF: 1075283



## 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**

- No chain
- Open countryside views
- Own garden.
- Ground floor
- Spacious 16'8 sitting room
- Well-equipped 13'2 fitted kitchen
- Comfortable double bedroom
- Contemporary shower room
- Private parking space
- Tucked-away cul-de-sac position
- Direct line to London Waterloo.

#### **LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band: B

#### **GUIDE PRICE**

£200,000

#### **TENURE**

Leasehold

Unexpired Years: Approx. 950 Year Remaining

Annual Ground Rent: n/a

Ground Rent Increase: n/a

Ground Rent Review Period: n/a

Annual Service: n/a

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.