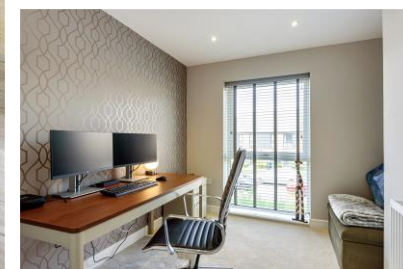




Chieftain Street, Bordon, Hampshire, GU35 0UG

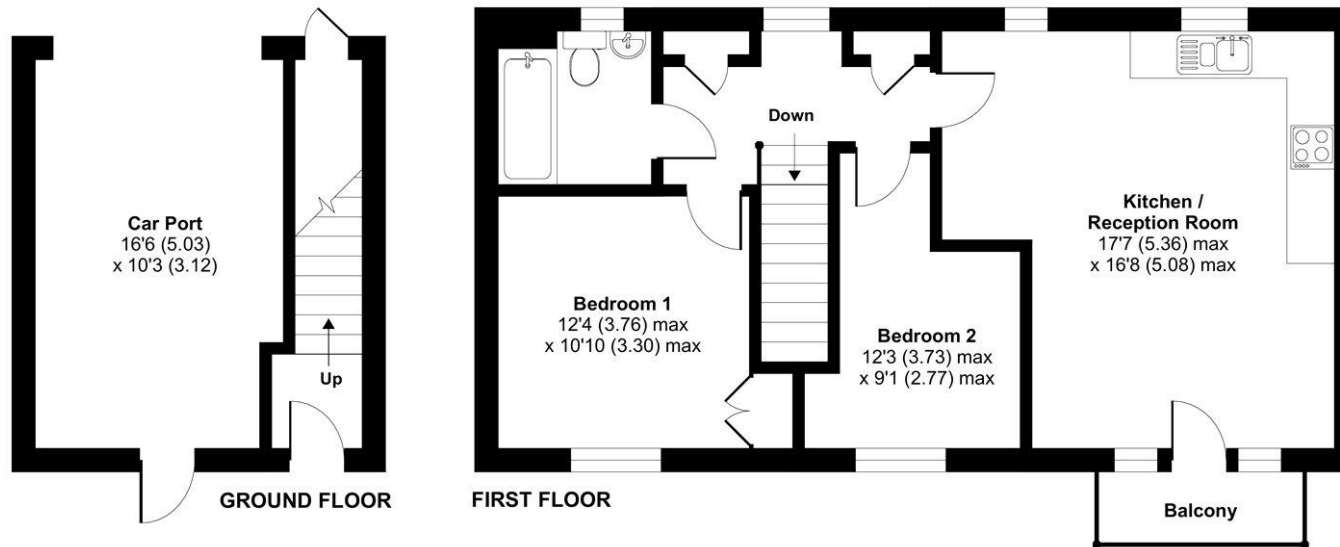


ACCOMMODATION

A beautifully presented two double bedroom Coach house, built in 2021 by renowned builders Taylor Wimpey. Upon entry, you're greeted by a spacious open-plan layout seamlessly integrating the kitchen, dining, and living areas. The heart of the home, this space is perfect for entertaining or simply unwinding after a long day. Doors open out onto the balcony, inviting in natural light and offering a serene outdoor retreat. There are two generously sized double bedrooms, each providing ample room for personal touches and furnishings. The bathroom features a convenient shower fitting over the bath, combining practicality with style. In addition to its aesthetic appeal, this property offers a driveway and carport as well as an electric charging point.

Approximate Area = 677 sq ft / 62.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C	80	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2022. Produced for Charters Estate Agents Limited. REF: 889729



SITUATION

The town of Bordon benefits from many local amenities and services including shops, pubs, cafes, golf courses and restaurants as well as doctors, dentists and a Tesco supermarket. Education is provided by a wide choice of both state and private schooling close by. Further facilities are available in the nearby towns of Alton and Farnham.



SPECIFICATION

- Two bedroom coach house
- Immaculate throughout
- Open plan living
- Balcony
- Car port
- Electric charging point
- No onward chain

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band B

GUIDE PRICE

Offers IEO £295,000

TENURE

Leasehold