

9 Bow Street
Alton, Hampshire, GU34 1NY

Offers in excess of £300,000

wpr



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Alton, Hampshire, GU34 1NY

Offers in excess of £300,000 Freehold

- Alton Train Station (Waterloo Line) 1 mile
- Alton High Street 0.5 miles
- Basingstoke 12.8 miles
- Supermarket 0.4 miles

A well presented one bedroom (previously 2 bedroom) character property conveniently located in a private no-through road close to the town centre.

- Living/dining room with feature brick fireplace
- Kitchen opening to garden
- Modern bathroom
- Delightful cottage garden
- Large bedroom with Juliet balcony
- Easily reinstated back to a 2 bedroom cottage
- Gas central heating



LOCATION

Bow Street consists of properties mostly dating from the Victorian era with a few slightly later during Edwardian times, and are of varying sizes and designs with the road culminating in a footpath and allotments. The Butts, an historic green, with an adjacent primary school, All Saints Church, several inns and the Watercress Line are in the neighbourhood, whilst beyond lies Alton Sports Centre, the Chawton Park Surgery and countryside including Ackender Wood. In addition to a diverse range of shops, stores such as Boots, Iceland, M&S, Sainsbury's and Waitrose, restaurants and hotels, the Allen Gallery, museum and library, Alton also has weekly and specialist open air market events, a station (Waterloo line), senior schools, Alton School, a further education college, fitness clubs, a dance school and 2 outlying golf courses.

DIRECTIONS & VIEWING

From the M&S Simply Food Hall at the Western end of High Street, Alton, proceed away from the town towards Winchester shortly becoming Butts Road. Directly after the filling station, turn left into Tower Street. Then turn first right into Bow Street. The house is on the right hand side.

COUNCIL TAX

Band C - East Hampshire District Council

SERVICES

All mains services





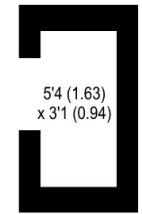
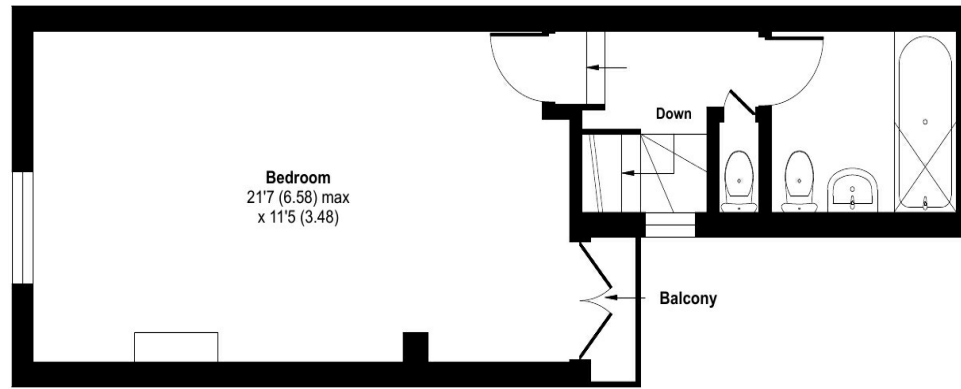
Bow Street, Alton, GU34

Approximate Area = 674 sq ft / 62.6 sq m

Outbuildings = 86 sq ft / 7.9 sq m

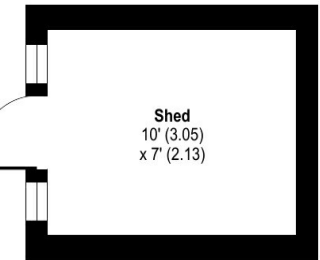
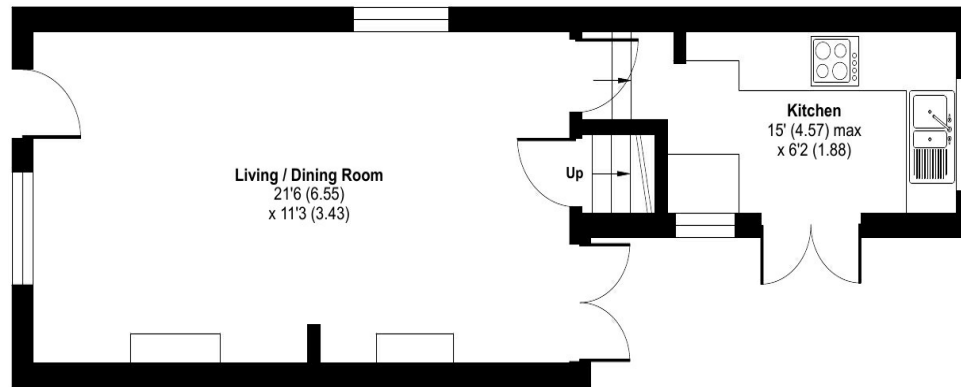
Total = 760 sq ft / 70.5 sq m

For identification only - Not to scale



OUTBUILDING 2

FIRST FLOOR



OUTBUILDING 1

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchcom 2023. Produced for Warren Powell-Richards. REF: 1026416

Energy Efficiency Rating	
Current	Potential
	86
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
50	
England & Wales	EU Directive 2002/91/EC

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.