



**Trueman
Letting
Company**



20 Plovers Way Alton

£1,350

A deceptively large two double bedroom maisonette with garden and single garage in a block. The property has been redecorated and new flooring to most rooms, new curtains, fridge/freezer and washing machine. The property is situated within walking distance of Alton Station and Town Centre.
awaiting EPC C, COUNCIL TAX BAND B

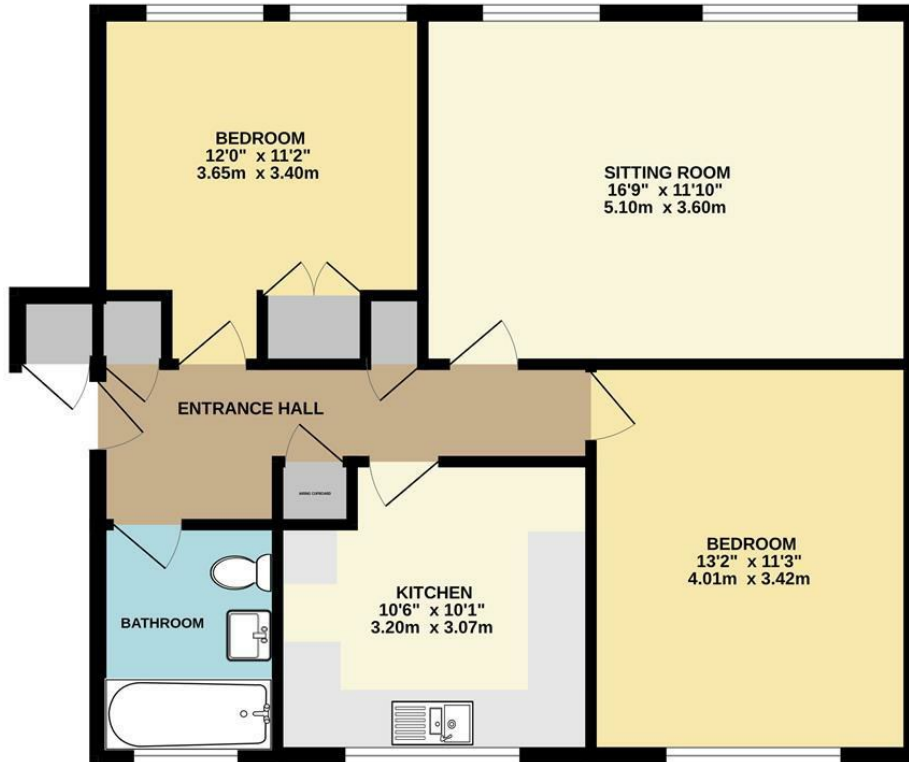


• STAIRS TO FIRST FLOOR MAISONETTE PRIVATE FRONT DOOR INTO HALLWAY WITH 2 X STORAGE CUPBOARD • KITCHEN/BREAKFAST ROOM WITH APPLIANCES NEW FLOORING AND BLIND • SITTING/DINING ROOM - NEW CARPET, NEW CURTAINS



• TWO DOUBLE BEDROOMS - BOTH WITH FITTED WARDROBE CUPBOARDS. • GOOD SIZED GARDEN WITH GARDEN SHED • SINGLE GARAGE IN BLOCK. • EPC C • COUNCIL TAX BAND B • AVAILABLE ALMOST IMMEDIATELY SUBJECT TO REFERENCING

1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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