



**Trueman
Letting
Company**



**8 Ascot Close
Alton**

£1,000

An extremely well presented back to back one bedroom cluster house with outside space and new garden shed with an allocated parking space situated close to all local amenities and train station. The property has a new shower room. EPC C, COUNCIL BAND B.



- Front gate leads to entrance lobby with meter cupboard housing washing machine.
- Front door into open plan kitchen/living space.
- Kitchen area with 4 ring gas hob, electric oven under, extractor above, under counter fridge, under pelmet lighting
- Sitting Room with laminate wooden flooring and spiral wooden staircase to first floor.



- Landing with wardrobe cupboard.
- Bedroom with single wardrobe cupboard.
- Refitted shower room
- Outside space to side aspect with large garden shed.
- EPC C Council Tax Band B
- Gas Central Heating





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

Trueman Letting Company Lettings 01252 711227
5a Castle Street
Farnham
Surrey
GU9 7HR

lettings@tlc-farnham.co.uk
www.tlc-farnham.co.uk

