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16 Whitedown

Alton, Hampshire, GU34 1LZ

Price £289,950



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Price £289,950 Leasehold

- High Street & The Butts within 0.3 mile
- Alton train station within 1 mile
- Level walk of main shops
- The Butts School catchment area

A beautifully presented 2 double bedroom ground floor maisonette set in a favoured location on The Butts side of the town centre.

- Twin aspect living room
- Modern refitted kitchen
- Refitted bathroom & WC
- Reception hall
- Brick home office 8'10 x 5'4
- Good size private garden & driveway

DESCRIPTION

The property was built in 1950 and has gas central heating with a replacement Worcester Bosch boiler and double glazing throughout. The modern white kitchen incorporates a gas hob, oven, dishwasher, plumbing for a washing machine and spaces for a fridge and freezer. There is a door directly to the rear garden from the kitchen. The bathroom and separate WC have been refitted with a white suite and chrome fittings. There is a large rear garden which is mainly lawn with access to parking area at the rear as well as the brick built office with power and light. There is also driveway parking at the front.



LOCATION

Whitedown is a crescent with broad verges consisting of older style terraced and semi-detached houses of varying sizes with a number of maisonettes and bungalows. There is a network of footpaths with The Butts Primary School and allotments in the neighbourhood. Local landmarks include All Saints Church, The Butts, the French Horn Inn, Watercress Line, sports centre, Chawton Park Surgery and community hospital. Retaining its weekly open air market and other specialist events, Alton has its High Street within a level walk away. There are varied shops, major stores such as M & S, Sainsbury's, Boots and Iceland, inns, restaurants and hotels, bus services and a fitness club. Beyond is Alton Station (Waterloo Line), a Waitrose store, a library, senior schools, Alton College, The Alton School and two golf courses.

DIRECTIONS

From the M&S Foodhall at the western end of High Street, Alton, proceed away from the town towards Winchester becoming Butts Road and after All Saints Church on the right, turn second right into Borovere Gardens. At the T junction, turn right. The maisonette is immediately on the left.

TENURE

Leasehold on 125 year lease from 1994.


COUNCIL TAX

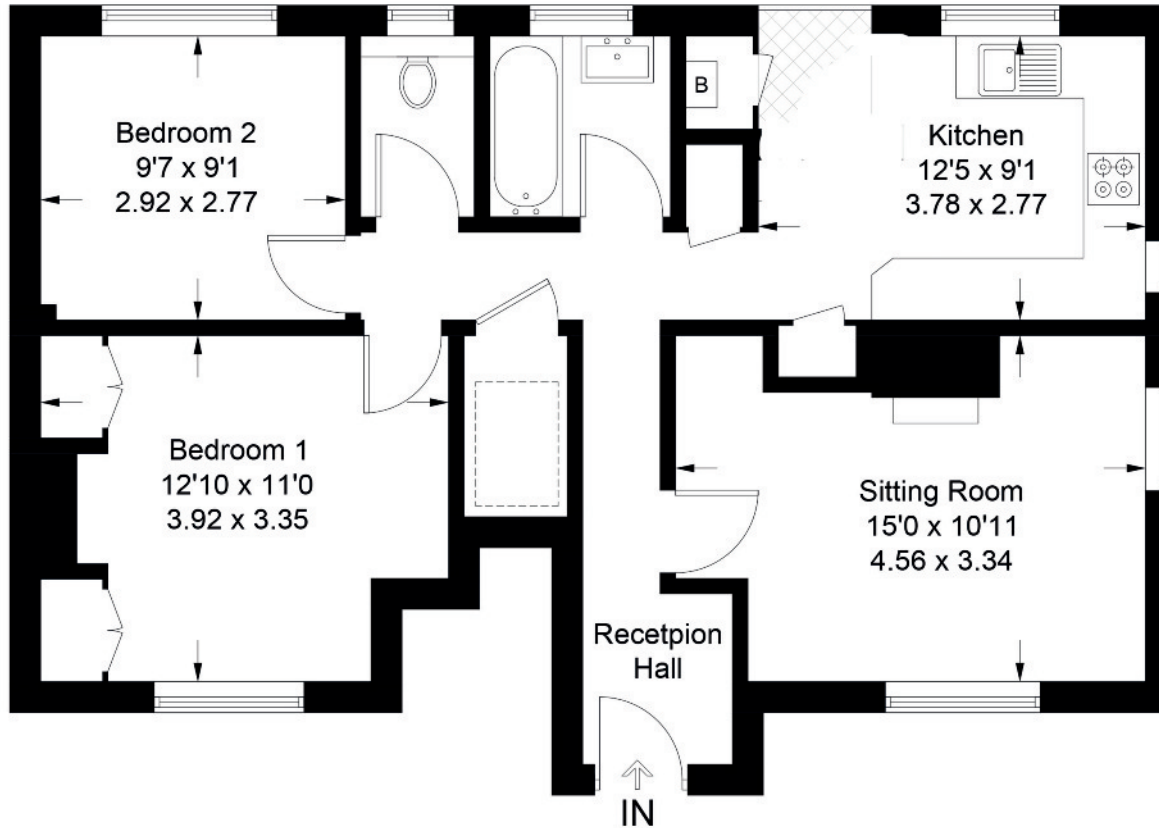
Band B - East Hampshire District Council.

SERVICES

All mains services.



 = Reduced headroom below 1.5m / 5'0



Approximate Gross Internal Area = 677 sq ft / 62.9 sq m
(Excluding Boiler)

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2017 (ID364048)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 to 100)	
B (81 to 91)	
C (69 to 80)	
D (55 to 68)	
E (39 to 54)	
F (21 to 38)	
G (1 to 20)	
Not energy efficient - higher running costs	
73	77
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.