

7 Upper Grove Road

Alton, Hampshire, GU34 1NW

Price £335,000

wpr



7 Upper Grove Road

Alton, Hampshire, GU34 1NW

Price £335,000 Freehold

- High Street 0.25 mile
- Walking distance of M&S and Sainsbury's
- Alton Station within 0.9 mile walk
- The Butts & All Saints nearby

An attractive 2 bedroom end of terrace character property with garden, parking and garage in a prime location close to the town centre. The property is an ideal blank canvas for someone to update and improve.

- 2 double bedrooms
- Living room
- Dining room
- Bathroom
- Kitchen
- Utility area
- Gas central heating



LOCATION

Upper Grove Road is a quiet no-through road close to the town centre. Steeped in Jane Austen, English Civil War and hop growing history, Alton has a diverse range of High Street shops, fitness clubs, schools including St. Lawrence and Amery Hill, churches, a station (Waterloo line), a new leisure centre, Alton School and HSDC Alton College, nearby golf courses and further stores such as Waitrose and Aldi.

DIRECTIONS

From the M & S Foodhall at the south western end of High Street, Alton, proceed away towards Butts Road and turn 1st left into Mount Pleasant Road. Then turn 3rd right into Upper Grove Road. The parking is accessed via Churchill Close.

COUNCIL TAX

Band C - East Hampshire District Council

SERVICES

All mains services



78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wpr.co.uk

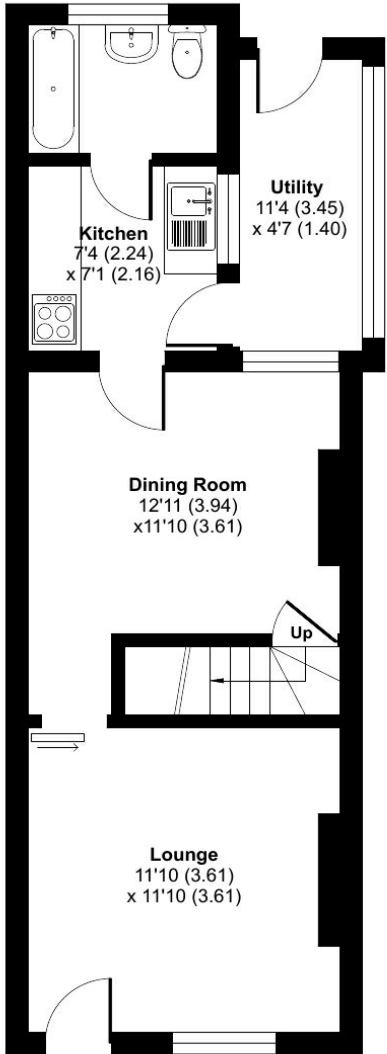
VIEWING

Strictly by prior appointment with Warren Powell-Richards

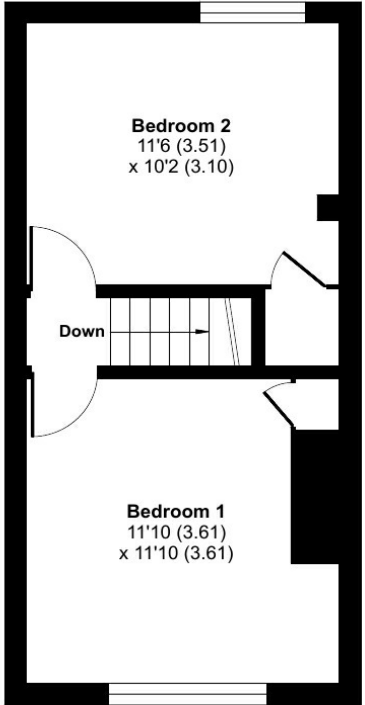


Upper Grove Road, Alton, GU34

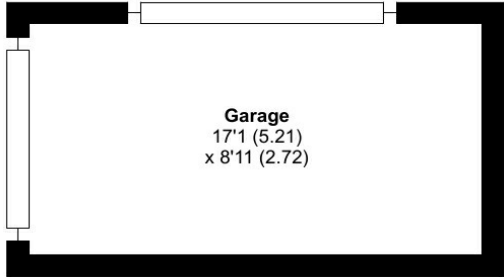
Approximate Area = 771 sq ft / 71.6 sq m
 Garage = 155 sq ft / 14.3 sq m
 Total = 926 sq ft / 85.9 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Garage
 17'1 (5.21)
 x 8'11 (2.72)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Warren Powell-Richards. REF: 1089451

Energy Efficiency Rating		Current	Potential
100+1	A		86
91-100	B		
81-90	C		
71-80	D	65	
61-70	E		
51-60	F		
41-50	G		

Not energy efficient - higher running costs

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.