

9 Lime Grove

Alton, Hampshire, GU34 2AF

Price £295,000

wpr



9 Lime Grove,

Alton, Hampshire, GU34 2AF

Price £295,000 Leasehold

- Local shops 200 yards
- Beautiful countryside & allotments nearby
- Market Square town centre 1.1 miles (much less by foot)
- Alton Station 1.1 mile (much less on foot)

A beautifully presented ground floor apartment benefiting from an impressive extension which has enhanced the original apartment by around 25%. Set in a tucked away private location which enjoys a surprisingly high level of seclusion.

- Cosy living room with tv recess
- Well fitted kitchen with wide arch from living room & door to rear garden
- 3 bedrooms
- Additional study area/dressing area to Bed 2
- Bathroom with white suite
- Lovely private rear garden predominantly terraced
- Excellent bolt hole garden building
- Garage in nearby block

DESCRIPTION

Tucked away in a corner of a favoured residential close bordering countryside, a purpose built ground floor maisonette. This property is notable for the expanse of accommodation on offer having been extended in the past to provide approximately 25% more accommodation than one would expect from a standard maisonette. Due to the elevated position of this property there are some lovely far reaching views over Alton and beyond from the front rooms and front garden. The freshly decorated accommodation boasts a conventional gas central heating system and double glazing.



LOCATION

Lime Grove is a prize close located on the ever popular Greenfields development which is a well regarded residential area dating from the mid to late 1960s. The neighbourhood provides local shops in Southview Rise, a bus service, St. Lawrence primary and Amery Hill senior school HSDC Alton College, St. Lawrence Church and walks through the water meadows leading to open countryside and the historic town centre. The town retains weekly and Farmer's market events and has family and multiple shops, stores such as Waitrose, Sainsbury's, M&S, Iceland and Boots along with out of town shops such as Aldi and Lidl. Alton also has a sports centre, further churches, private fitness clubs and on the outskirts, two golf courses. The central station provides a rail link to London Waterloo.

DIRECTIONS

From the town centre take Church Street out of town. This turns into Old Odiham Road. Take the left turning into Greenfields Avenue and then 2nd right into Southview Rise. Immediately after the shops on the left, take the first left turn into Lime Avenue. Lime Grove will be found on the right hand side.

COUNCIL TAX

Band B - East Hampshire District Council.

SERVICES

Mains services.



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VIEWING

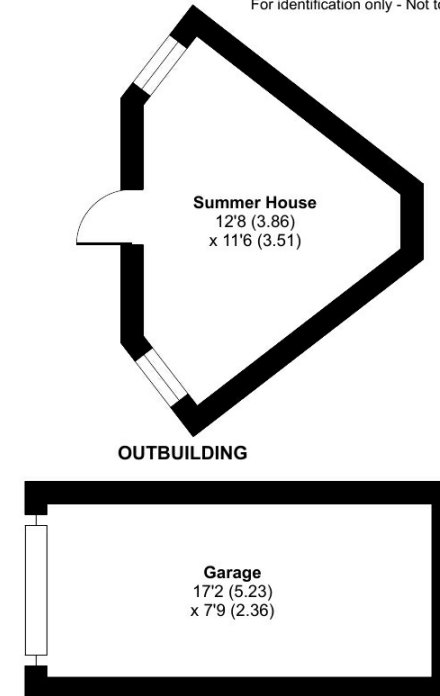
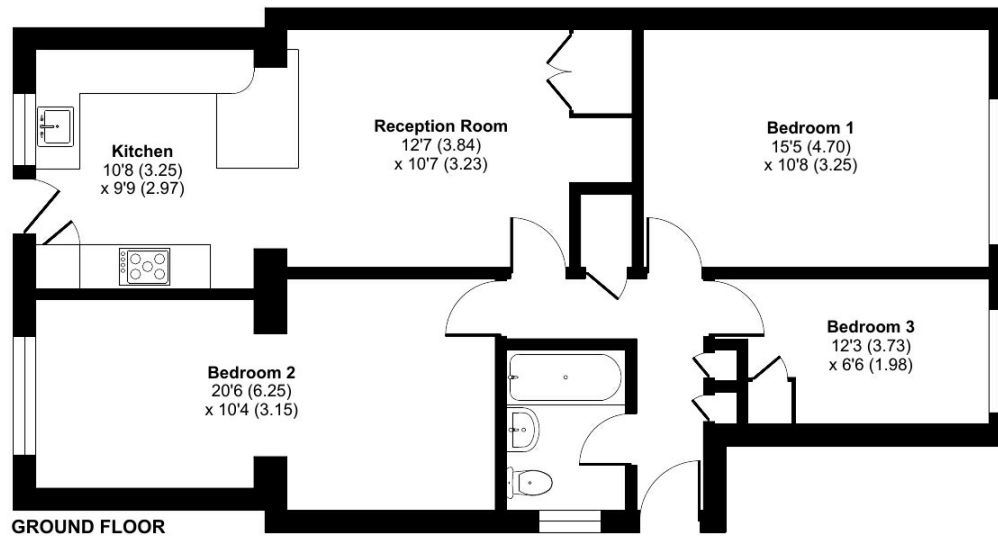
Strictly by prior appointment with Warren Powell-Richards.



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Approximate Area = 841 sq ft / 78.1 sq m
 Garage = 132 sq ft / 12.2 sq m
 Outbuilding = 118 sq ft / 10.9 sq m
 Total = 1091 sq ft / 101.2 sq m

For identification only - Not to scale



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: 1161085

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	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	
www.epcau.com			

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