

# 8 Upper Grove Road

Alton, Hampshire, GU34 1NW

Price £415,000

wpr



## 8 Upper Grove Road

Alton, Hampshire, GU34 1NW

Price £415,000 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 3 bedroom semi-detached character property with lovely gardens in a prime location close to the town centre.

- 3 bedrooms
- Living room
- Large open plan kitchen/dining room
- Bathroom & en-suite
- Delightful garden
- Character features
- 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 where the house is on the right.

## COUNCIL TAX

Band D - East Hampshire District Council

## SERVICES

All mains services

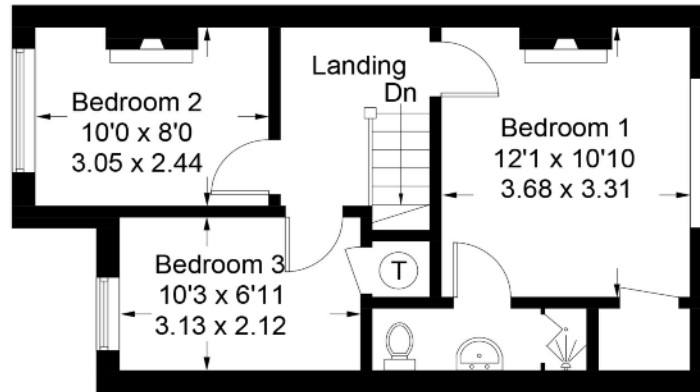


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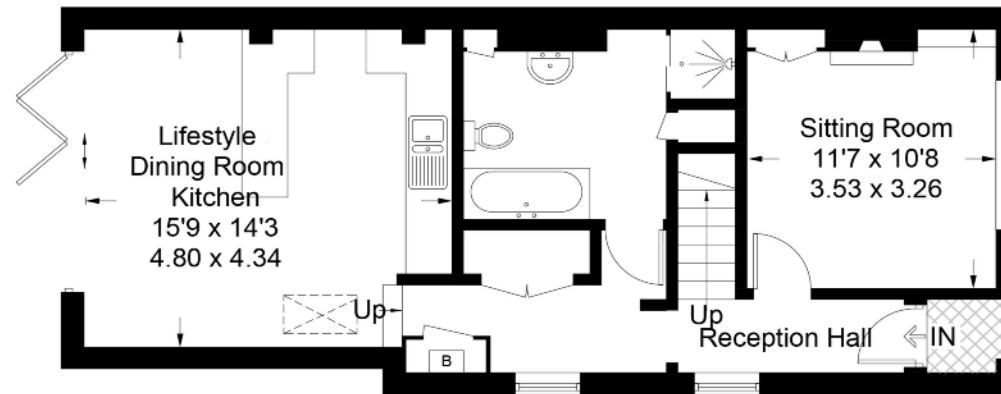
## VIEWING

Strictly by prior appointment with Warren Powell-Richards





**First Floor = 406 sq ft / 37.7 sq m**



**Ground Floor = 578 sq ft / 53.7 sq m**

Approximate Gross Internal Area = 984 sq ft / 91.4 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID337751)

Energy Efficiency Rating		Current	Potential
100+	A		
81-100	B		81
61-80	C		
41-60	D	65	
21-40	E		
1-20	F		
1-10	G		

100 energy efficient - higher running costs  
1-10 energy inefficient - higher running costs

England & Wales EU Directive 2002/91/EC

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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