

19 Beechwood Road

Alton, Hampshire, GU34 1RL

Price £275,000

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Price £275,000 Leasehold

- High Street 0.8 mile
- The French Horn inn nearby
- Station 1.3 miles
- Basingstoke 11.9 miles

A well presented ground floor 2 double bedroom maisonette with a good sized garden and garage located in a convenient road close to the town centre.

- Living room opening to garden
- Modern fitted kitchen
- White bathroom suite
- 2 large double bedrooms
- Gardens, store, garage & off road parking
- Potential chain-free sale



DESCRIPTION

A superbly proportioned ground floor maisonette boasting an enclosed front garden, a large rear garden, garaging and parking. Both the living room and the kitchen have doors leading directly to the rear garden. Also of use is a small brick building set close to the back door which provides the current owners with a useful utility area for the overflow kitchen appliances. The aforementioned rear garden enjoys a superb south westerly orientation and the owners have formalised an entertaining area with hard standing and open pergola.



LOCATION

Occupying an established location, Beechwood Road has not only the Butts Green in the neighbourhood but also the French Horn Inn, The Butts Primary School, Ackender Wood, Alton Sports Centre, Chawton Park doctors surgery, the Community Hospital and a number of interest clubs including indoor bowls. Strategically placed for road routes such as the A339 Basingstoke Road and the A31 Guildford - Winchester axis, the property lies to the south western side of the historic old market town of Alton with its High Street shops, Waitrose, M & S, Sainsbury's, Iceland and Boots stores, station (Waterloo line), network of town and country footpaths, senior schools, The Alton School, HSDC Alton College, churches and fitness clubs with 2 golf courses on the outskirts.

DIRECTIONS

From the M & S Food Store end of High Street, proceed away from the town onto Butts Road. At the Butts Green mini-roundabout, turn right towards Basingstoke onto Whitedown Lane. Turn first left into Chawton Park Road towards the Sports Centre, then turn first right into Beechwood Road. The maisonette is on the left before Woodlands Court.

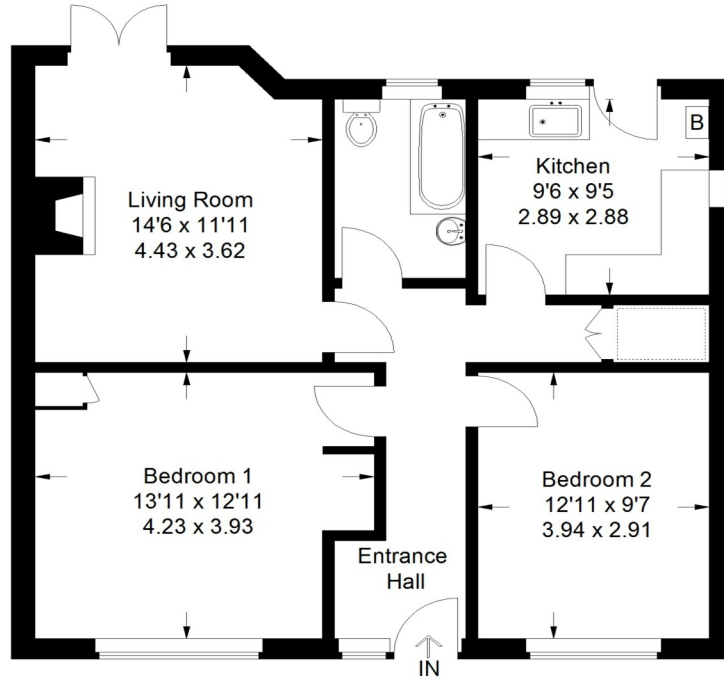
COUNCIL TAX

Band B - East Hampshire District Council.


SERVICES

All mains services.





Ground Floor

 = Reduced headroom below 1.5 m / 5'0



Approximate Gross Internal Area = 749 sq ft / 69.6 sq m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	75
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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