

46 Thorpe Gardens

Alton, Hampshire, GU34 2BQ

Price £269,950

warren
powell-richards



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Price £269,950 Freehold

- 0.2 mile water meadows & B3349
- Market Square 0.6 mile
- Country walks nearby
- 9 miles M3

A circa 1976 Wimpey built terraced house offering 2 double bedrooms, country views, a garage and scope for further enhancement.

- Living room
- Cream fitted kitchen
- White bathroom suite
- Garage - 3rd from left in block to west
- Lawned & turfed gardens
- Chain free sale

DESCRIPTION

The house is the penultimate in a staggered and stepped terrace of similar private homes occupying an elevated setting near the end of the cul-de-sac with views over open fields, Ackender Wood and Brick Kiln Lane from the rear. Features include smooth finish ceilings to the living room, bedroom one, bathroom and landing, downlighting to the bathroom and landing, electric heating and uPVC double glazing. The kitchen is integrated with a halogen hob, New World electric oven and stainless steel cooker hood and also has plumbing for a washing machine and space for a fridge freezer. There is also a mixer/shower attachment, chrome heated towel rail and extractor fan in the bathroom, a Stelflow unvented hot water system with 2 immersion heaters in the airing cupboard on the landing and 4 white panelled internal doors. The enclosed rear garden is turfed and has a paved patio area with 'stepping stones' leading to the rear gate.



LOCATION

Thorpe Gardens is a pleasant cul-de-sac bordering open countryside and lying above the large green area known locally as 'Flood Meadows'. Situated on the outskirts of Alton, the house is strategically placed for quick access to major road routes and is within walking distance of the town centre via footpaths. The popular market town of Alton offers a good range of individual and major shops including Aldi, Iceland Sainsbury's, Marks & Spencer, Waitrose and Boots. The town also benefits from a leisure centre, cinema, bars and hotels, weekly and specialist markets and rail services to London Waterloo. It has a number of good primary schools, two highly regarded secondary schools and a further education college as well as Alton School (ex-Convent). The town is surrounded by beautiful Hampshire countryside and is well situated between the regional centres of Basingstoke, Winchester and Guildford.

DIRECTIONS

From High Street, Alton by the banks, turn beside Boots the Chemist up Market Street and proceed ahead becoming Lenten Street and Basingstoke Road. At the mini-roundabout, turn right onto the B3349. At the next roundabout, turn right into Greenfields Avenue, then first left into Thorpe Gardens. The house is on the right where the close bends.

COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

Mains electricity, water and drainage.



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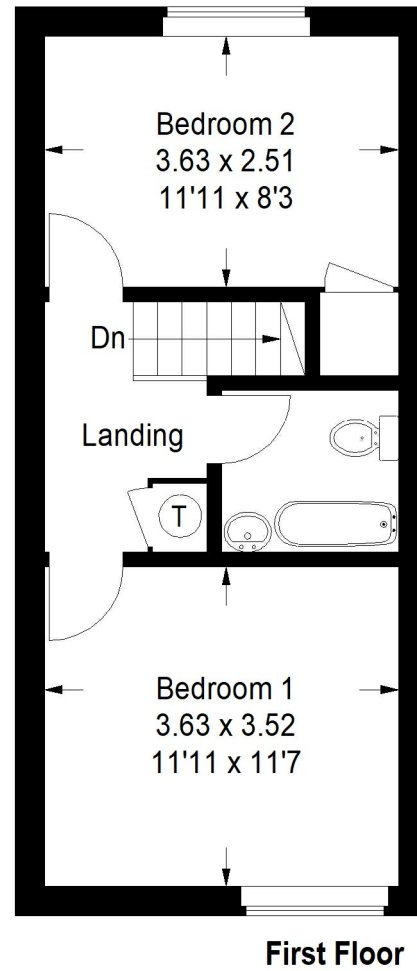
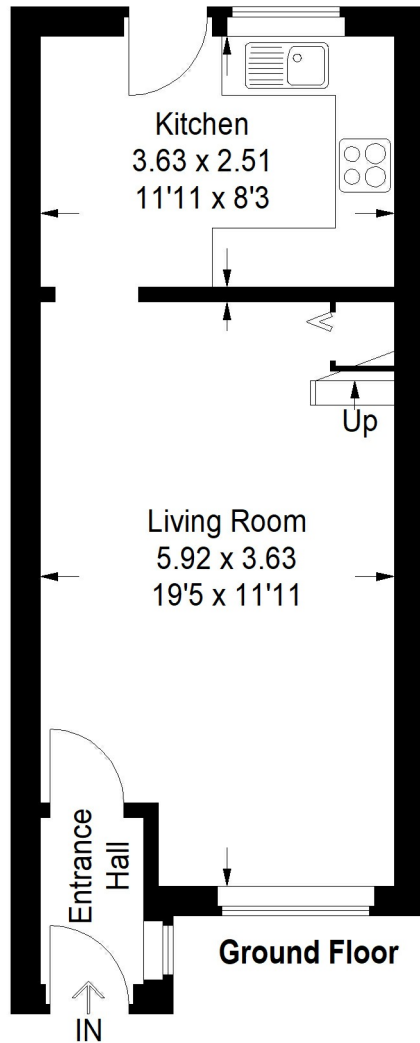
VIEWING

Strictly by prior appointment with Warren Powell-Richards

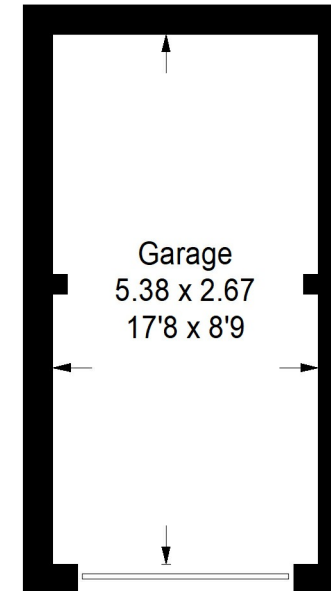


Thorpe Gardens

Approximate Gross Internal Area
 Ground Floor = 32.5 sq m / 350 sq ft
 First Floor = 31.1 sq m / 335 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Total = 78.2 sq m / 842 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)		53	62
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

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