

74 Bolle Road

Alton, Hampshire, GU34 1PP

Price £425,000

wpr



74 Bolle Road,
Alton, Hampshire, GU34 1PP

Price £425,000 Freehold

- The Butts Green & School nearby
- Ackender Wood nearby
- High Street 0.5 mile walk
- Alton Station & Waitrose 0.75 mile

A refurbished and beautifully presented 3 bedroom semi-detached house with large workshop and driveway located in a prime residential road.

- Living room with wood burner
- Kitchen/dining room opening to garden
- Large hall
- Refitted bathroom
- Workshop with power & light & driveway
- Attractive rear garden backing onto the school
- 3 good size bedrooms



LOCATION

Bolle Road is a no-through road in an established area of housing dating from the 1960's. The neighbourhood has The Butts - a historic green, The Butts Primary School, French Horn Inn, Watercress steam railway line, walks in Ackender Wood, Alton Sports Centre, Jubilee Playing Fields and interest clubs. There is pedestrian linkage to Whitedown and via Oakwood Drive to Kings Road, which afford shorter access to the town centre on foot. Bolle Road is strategically placed for routes to Basingstoke - A339, the B3349 to the M3 junction 5 and the A31 Winchester-Guildford axis. Retaining its weekly and specialist market events, Alton has high street shops, stores such as Waitrose, Sainsbury's, M&S, Boots, Iceland and Aldi, further primary and senior schools, Alton School, HSDC Alton College, a library, churches, restaurants and inns, and fitness clubs. There are 2 golf courses on the outskirts with the town also recognised as walker-friendly.

DIRECTIONS

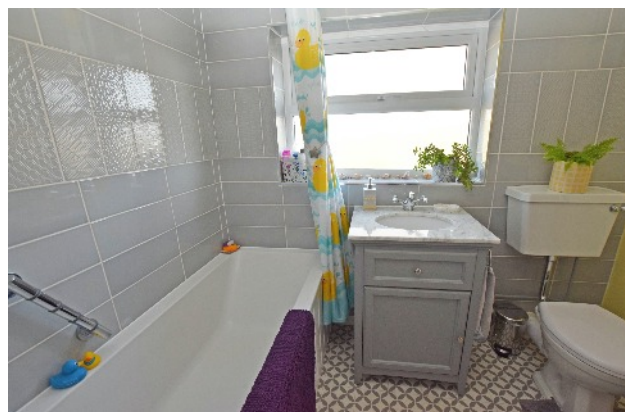
From the M&S at the south western end of High Street, Alton, proceed away from the town becoming Butts Road towards Winchester. At The Butts green railway bridge roundabout, turn right towards Basingstoke onto Whitedown Lane. Then turn 1st right into Bolle Road. Continue around the left handed bend and past the school entrance on the right. The house is on the right hand side.

SERVICES

All mains services

COUNCIL TAX

Band D - East Hampshire District Council



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

VIEWING

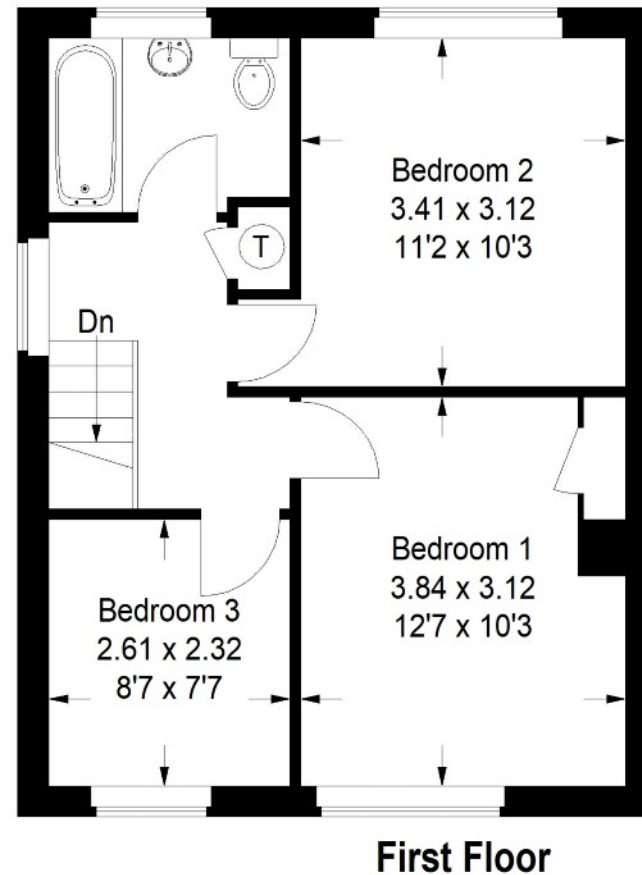
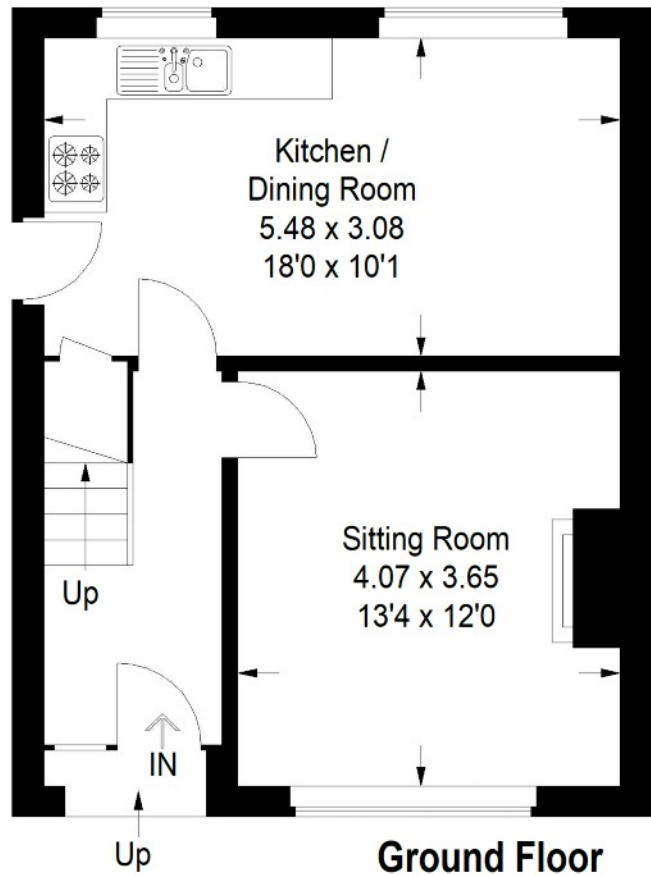
Strictly by prior appointment with Warren Powell-Richards



Bolle Road, Alton

Approximate Gross Internal Area
 Ground Floor = 39.6 sq m / 426 sq ft
 First Floor = 40.1 sq m / 432 sq ft
 Total = 79.7 sq m / 858 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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
	84
	67
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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.