

96 Greenfields Avenue

Alton, Hampshire, GU34 2EW

Price Guide £350,000

warren
powell-richards



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Price Guide £350,000 Freehold

- High Street within 0.8 mile
- Less on foot via water meadows
- Alton station 1.2 mile
- Easy access A339, A31 & B3349 for M3

A beautifully presented three bedroom terraced house having been comprehensively refurbished by the current owners over the last few years. This very attractive property now comes with sealed unit double glazing, a replacement gas heating boiler, fashionable white bathroom and beautifully finished semi-open plan kitchen. The rear garden has been transformed and is an absolute delight and provides a rear gate to the garaging.

- Living room 24'10 x 14'9 max.
- Kitchen & bathroom
- Entrance hall 6'3 x 3'11
- Brick paved front garden
- Part walled 38' x 15' rear garden
- 3 bedrooms

DESCRIPTION

Built in the mid 70s with semi-open planned accommodation with the principle rooms taking full advantage of a rooftop view over the town and distant countryside. The well planned accommodation is immaculately and tastefully presented and the kitchen dining room takes full advantage of a view over the beautifully crafted part-walled rear garden. The garaging is set to the rear of the property and when facing the block is second from the right.



LOCATION

Greenfields Avenue is a broad, tree lined residential road 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 easy walking distance of the town centre via footpaths. The popular market town of Alton offers a good range of individual and major shops including Waitrose, Sainsbury's, Marks & Spencer Foodhall and Boots. The town also benefits from a sports centre, cinema, bars and hotels, weekly and specialist markets and a train station (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. 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. Turn first right into Greenfields Avenue and the house is on the left after Thorpe Gardens.

COUNCIL TAX

Band C - East Hampshire District Council

SERVICES

All mains services.

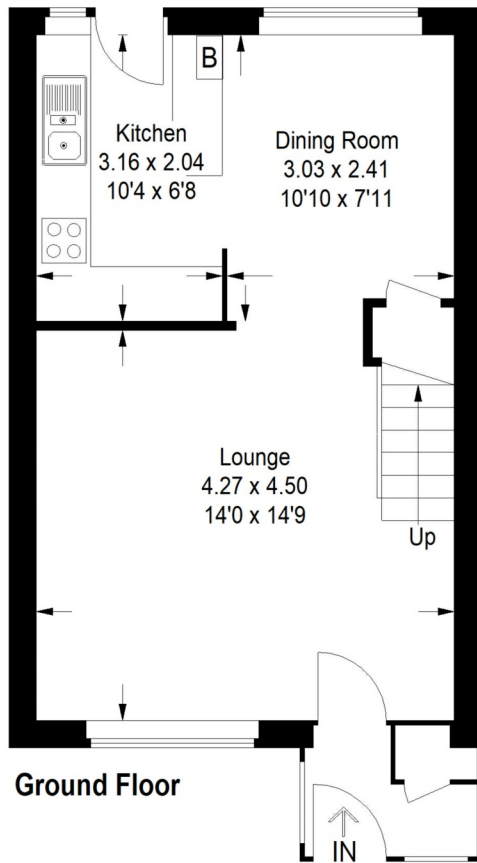


78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wpr.co.uk

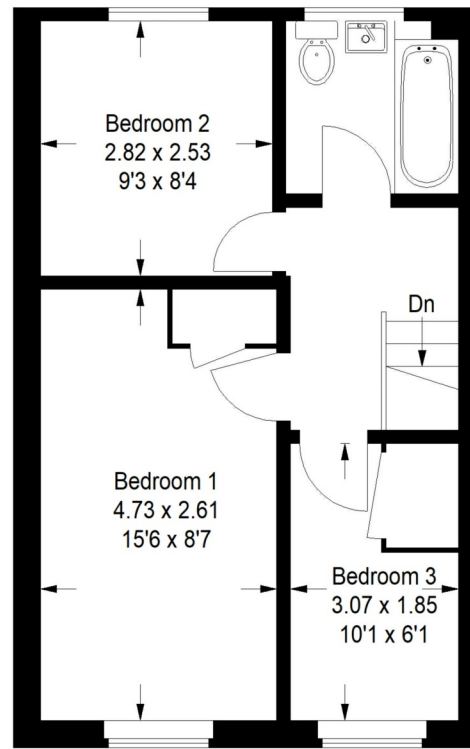
VIEWING

Strictly by prior appointment with Warren Powell-Richards





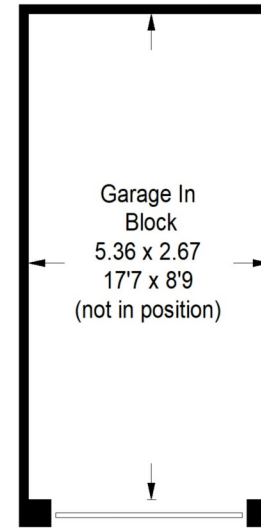
Ground Floor



First Floor

Greenfields Avenue

Approximate Gross Internal Area
 Ground Floor = 37.7 sq m / 406 sq ft
 First Floor = 35.4 sq m / 381 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 87.3 sq m / 940 sq ft



Garage In Block
 5.36 x 2.67
 17'7 x 8'9
 (not in position)

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
More energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	73	
(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	

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CPRKD223061

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