

11 Gauvain Close

Alton, Hampshire GU34 2SB

Price £365,000

wpr



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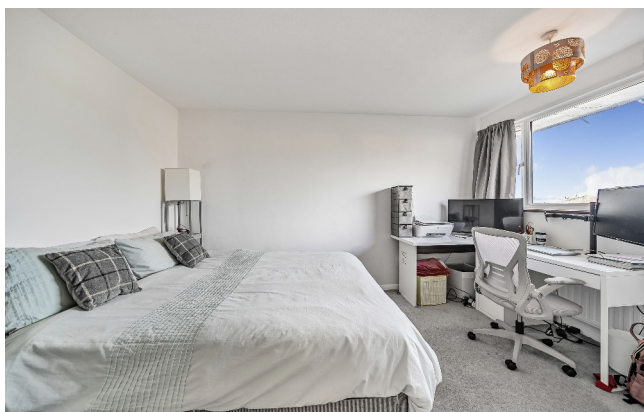
Alton, Hampshire, GU34 2SB

Price £365,000 Freehold

- Close to open countryside
- High Street within 0.75 mile
- Alton Station just beyond
- Kings Pond 0.7 mile

A well proportioned and established house presenting 3 double bedrooms with garage and garden in the sought after Ridgeway/Windmill Hill area, set in a quiet cul-de-sac close to open countryside. Chain-free sale.

- 3 double bedrooms
- Double aspect living/dining room
- Kitchen
- Downstairs cloakroom
- Family bathroom
- Gas central heating
- Double glazed throughout



LOCATION

The cul-de-sac is in a residential area on the elevated South side of Alton and consists of homes of different designs and sizes dating from the 1960's, then known as The New Barn Estate. The town's High Street has major shops including M&S, Boots and Iceland and an adjacent Sainsbury's, open air market events, places to entertain and eat, a fitness studio and museum. Historic Alton also has primary, senior and Alton schools and a further education college, a station (Waterloo Line), Waitrose store and retail park, a sports centre and 2 golf courses on the outskirts. The town is recognised for its connections with Jane Austen and has also been designated as walker friendly.

DIRECTIONS

From the Sainsbury's store mini-roundabout on Drayman's Way, Alton's inner relief road, proceed towards the station to the next mini-roundabout. Turn right onto Lower Turk Street. Then immediately turn right up Turk Street subsequently becoming Windmill Hill. After the railway bridge, turn second right into The Ridgeway. Then turn first left into Gauvain Close. The house is towards the bottom of the close on the left hand side.

SERVICES

All main services.

COUNCIL TAX

Band D - East Hampshire District Council.



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VIEWING Strictly by prior appointment with Warren Powell-Richards





Gauvain Close, Alton, GU34

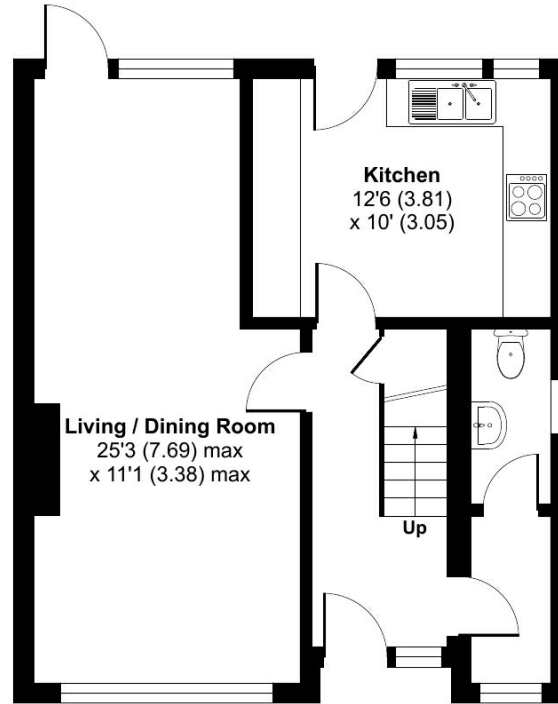
Approximate Area = 1087 sq ft / 100.9 sq m

Garage = 137 sq ft / 12.7 sq m

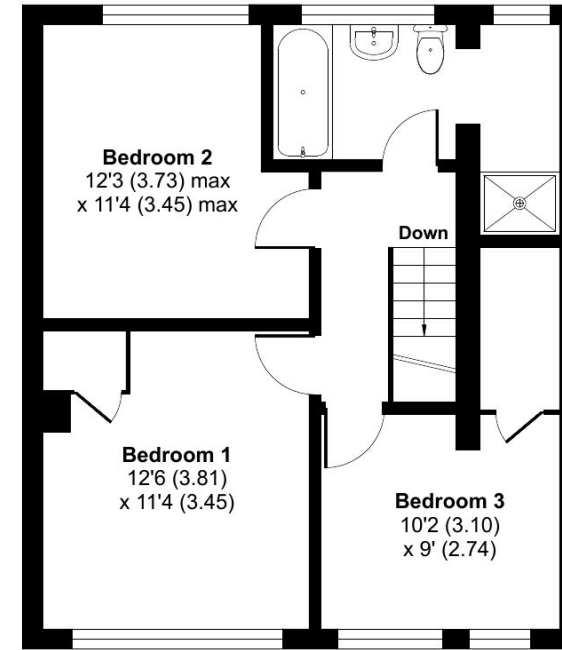
Outbuilding = 63 sq ft / 5.8 sq m

Total = 1287 sq ft / 119.4 sq m

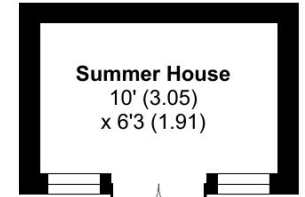
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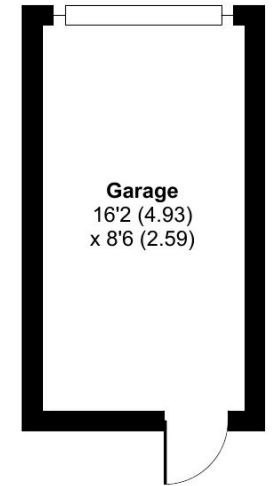
GROUND FLOOR



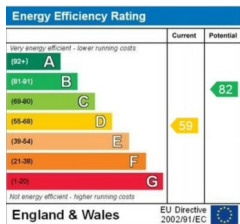
FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024. Produced for Warren Powell-Richards. REF: 1076375



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