

13 St Lawrence Road

Alton, Hampshire, GU34 2DZ

Price £350,000

wpr



13 St Lawrence Road,

Alton, Hampshire, GU34 2DZ

Price Guide £350,000 Freehold

- Level town location
- High Street 0.25 mile - Station 0.5 mile
- Primary and senior schools nearby
- Alton College just beyond

This 1920's semi detached house benefits from a delightful south westerly rear garden and has character with scope for improvement occupying a highly convenient town setting.

- 3 bedrooms
- 2 reception rooms
- Conservatory/rear porch & cloakroom
- Kitchen & shower room
- Large established gardens
- Chain-free sale

DESCRIPTION

In the same family occupation for many years, an older character house presenting great scope situated in the lee of St Lawrence Church. The large garden is a particular feature being mostly lawn with established shrubs and trees as well various seating areas. On the ground floor there are two good sized reception rooms as well as a refitted kitchen and rear porch and a downstairs cloakroom. There are 3 double bedrooms on the first floor and a shower room. There are double glazed windows throughout as well as gas central heating.



LOCATION

St Lawrence Road consists of similar houses of slightly varying facades and sizes, and lies parallel to Church Street, beyond which is St Lawrence Church. The town centre has major and family shops, stores such as M&S, Sainsbury's, Aldi, Lidl, Boots and Iceland, weekly open air markets and specialist/farmers events, a library, cultural facilities, churches, bistros, hotels and inns. The neighbourhood includes St Lawrence primary school and Amery Hill senior school, Alton Infant school, HSDC Alton College, shops on Normandy Street, a Waitrose store beside the station, the 17th Century Quaker Meeting House (beyond rear garden), St Mary's RC Church and Alton House Hotel. Also 2 golf courses and a sports centre are on the outskirts.

DIRECTIONS

From the junction of Normandy Street and Drayman's Way/Orchard Lane, exit towards Alton College and immediately turn right into Victoria Road, at the T-junction turn left. Then turn 2nd right into St Lawrence Road where the house is along on the left hand side.

COUNCIL TAX

Band C - East Hampshire District Council

SERVICES All mains services



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VIEWING

Strictly by prior appointment with Warren Powell-Richards





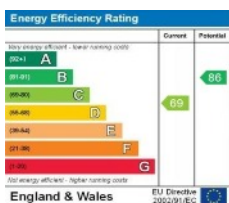
St. Lawrence Road, Alton, GU34

Approximate Area = 942 sq ft / 87.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Warren Powell-Richards. REF: 1109473



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