

# 23 Brandon Close

Alton, Hampshire, GU34 2BD

Price £269,950

warren  
powell-richards



## 23 Brandon Close

Alton, Hampshire, GU34 2BD

Price £269,950 Freehold

- Water meadows nearby
- Southview Rise shops within 0.5 mile
- High Street within 0.5 mile
- Alton station within 1.1 mile

Located in a prime residential road is this 2 double bedroom terraced property with a garage.

- 2 Bedrooms
- Living room/dining room
- Kitchen
- Rear lawned garden
- Entrance porch
- Garage in block

### DESCRIPTION

The entrance porch is approached via steps up to the front door, the living/dining room is bright and spacious with new neutral carpets, the kitchen opens onto the attractive garden with a patio and an area laid to lawn. There is rear access from the garden to the garage block. Upstairs there are 2 good size bedrooms and the family bathroom. The property benefits from gas central heating and majority double glazed windows.



## LOCATION

Brandon Close occupies an elevated setting and culminates in the naturally green expanse of the water meadows which also provide access to the town centre on foot. Often referred to as the Greenfields area, the neighbourhood has a shopping parade, bus service, Amery Hill and St Lawrence schools, Alton College, St Lawrence Church and access to the B3349 leading to the M3, Basingstoke and the Thames Valley. The contrastingly interesting town of Alton with its English Civil War background and contemporary walker friendly status has High Street stores such as Waitrose, M&S, Sainsbury's, Aldi, Iceland and Boots, a weekly market, station (Waterloo line), a sports centre, the Convent School and 2 golf courses on the outskirts.

## DIRECTIONS

From the row of banks opposite Swan Hotel, on High Street, Alton, turn right by Boots the Chemist up Market Street. Continue ahead off the one way system towards Basingstoke becoming Lenten Street and then Basingstoke Road. At the mini-roundabout, turn right onto the B3349 New Odiham Road. Turn first right into Greenfields Avenue and then first right again into Brandon Close.

## SERVICES

All mains services.

## COUNCIL TAX

East Hampshire District Council -  
Council Tax Band



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

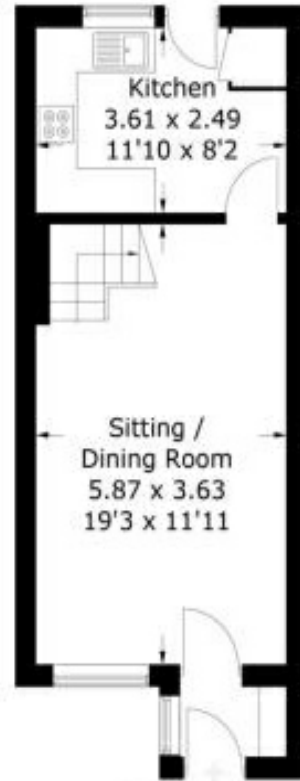
## VIEWING

Strictly by prior appointment with Warren Powell-Richards.



## Brandon Close, Alton, GU34

Approximate Gross Internal Area = 65.0 sq m / 700 sq ft



**Ground Floor**



**First Floor**

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 to 100) <b>A</b>	90
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not energy efficient - higher running costs	
Current	68

EU Directive 2002/91/EC

England, Wales & N.Ireland

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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