

12 Beechwood Road

Alton, Hampshire, GU34 1RL

Guide Price £255,000

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- The Butts and Ackender Wood nearby
- High Street 0.75 mile drive (less on foot)
- The Butts Primary School 600 yards
- Alton Sports Centre 0.6 mile

A circa 1952 purpose built ground floor maisonette combining 2 double bedroom accommodation with a 4-car drive and 82' x 23' (24.97m x 7.01m) rear garden in the highly respected Butts area

- Reception hall 18'5 x 5'5 max
- South west facing sitting room
- Kitchen - space for range cooker
- Bathroom
- 30' x 16' on-site parking
- Patio, lawns & 5 outbuildings

DESCRIPTION

Lending itself to cosmetic improvement this generously proportioned downstairs maisonette has a layout enabling independent access to all the rooms from the hall with bedroom 1 and the kitchen, enjoying views over the well established rear garden. The 2nd bedroom at the front has been more recently used as a separate dining room to the bay fronted sitting room with its marble themed fireplace. Additional features include the gas heating system with a replacement Worcester Greenstar combination boiler serving 8 radiators. There are also pine internal doors, uPVC double glazing, majority coved ceilings and, in the kitchen a two-and-a-quarter bowl sink and spaces for a gas/electric range cooker, dishwasher, washing machine and fridge freezer. Beyond the kitchen, garden door is a concrete patio, a useful brick store and the lawns with a silver birch tree, borders and a series of further outbuildings.



LOCATION Occupying an established location, Beechwood Road consists of semi-detached houses and maisonettes with a shortcut footpath via Elmwood Close opposite the maisonette leading to Whitedown Lane. The unspoilt and conserved open space of The Butts, an historic green, is also close by with the town centre a level walk beyond. The neighbourhood also has the French Horn Inn, The Butts Primary School, Ackender Wood, Alton Sports Centre, Jubilee playing fields, the Watercress Line, Chawton Park doctors surgery, the Community Hospital and a number of interest clubs including indoor bowls. Strategically placed for road routes such as the A339 Basingstoke Road and the A31 Guildford - Winchester axis, the property lies to the south western side of the old market town of Alton with its High Street shops, Waitrose, M&S, Sainsbury's, Iceland, Boots and Aldi stores, station (Waterloo line), network of town and country footpaths, senior schools, The Alton School, HSDC Alton College, churches and fitness clubs with 2 golf courses on the outskirts.

DIRECTIONS From the M&S Foodhall at the western end of High Street, Alton, proceed away from the town on Butts Road. At the railway bridge roundabout, turn right towards Basingstoke on Whitedown Lane. After the French Horn Inn, turn next left into Chawton Park Road. Then turn first right into Beechwood Road where the maisonette is along on the right.

COUNCIL TAX Band B - East Hampshire District Council.

SERVICES All mains services.

NB

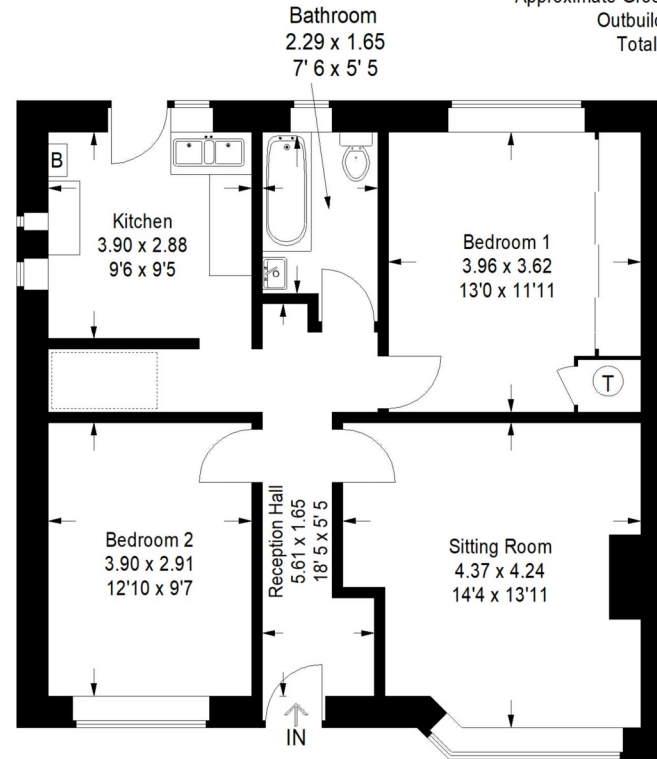
1. The leasehold is for 125 years from 25 January 1988. Ground rent £10 per annum. Please apply for details of the maintenance and buildings insurance charges.
2. We have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must accept that the property is offered on this basis. We gather that the coal effect gas fire in the sitting room has not been used. Similarly, the hot water cylinder in the corner cupboard in bedroom 1 has been superseded by the installation of the combination gas boiler.



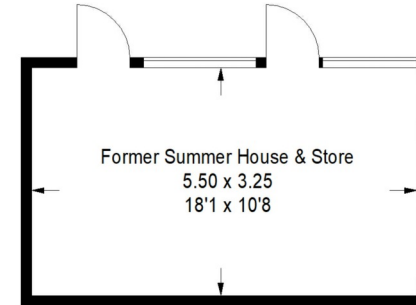
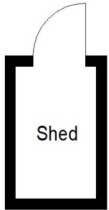
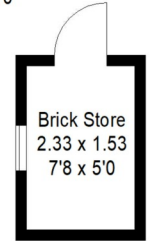
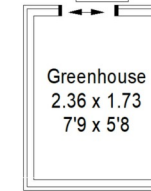
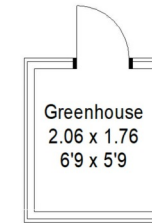


Beechwood Road, Alton

Approximate Gross Internal Area = 69.6 sq m / 749 sq ft
 Outbuildings = 31.4 sq m / 338 sq ft
 Total = 101.0 sq m / 1087 sq ft



= Reduced headroom below 1.5 m / 5'0"



(Outbuildings 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
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	71	74
England & Wales	EU Directive 2002/91/EC	

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