

63 Old Odiham Road

Alton, Hampshire, GU34 2AS

Price £249,950

wpr



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Price £249,950 Leasehold

- Shops nearby
- Local buses
- Station 1 mile
- High Street 1 mile

A light and spacious 2 double bedroom ground floor maisonette with a garage and garden located in a popular area with elevated views.

- Living/dining room
- Modern fitted kitchen
- Bathroom with white suite
- Entrance hall
- Garage & garden
- 2 double bedrooms

DESCRIPTION

The spacious accommodation comprises entrance hallway, generous living room, kitchen, two double bedrooms and bathroom. As well as the above there is a private rear garden and a garage located in a nearby block. The property has been beautifully maintained and updated by the current owner and also benefits from gas fired central heating and double glazing.



LOCATION

Elevated and set back from the road with open fields within 25 yards, the property is on the edge of the Amery Farm development and lies within 0.75 mile of Alton's splendid Georgian facaded High Street. Strategically placed for access to Alton Golf Club and the Golden Pot via Old Odiham Road, the M3 motorway junction 5 is within 11 miles drive to the north. Local facilities include a general store and bus stops on neighbouring Southview Rise, together with HSDC Alton College, Wooteys primary schools and country walks. The town centre provides a variety of shops, a market square, Sainsbury's, Waitrose and M&S stores, inns and restaurants, a fitness club, churches and Alton Station (Waterloo line). There is also a library, cultural landmarks and Alton Sports Centre.

DIRECTIONS

From the Queen Elizabeth mini-roundabout, at the eastern end of Drayman's Way leading onto Normandy Street towards the High Street. At the next mini-roundabout by The Crown Hotel, turn right up Church Street towards Alton College. At the following mini-roundabout, proceed ahead still towards Alton College, which becomes Old Odiham Road. Proceed up the hill where the maisonette is on the left directly after Southview Rise.

COUNCIL TAX

Band B - East Hampshire District Council.

SERVICES

All mains services

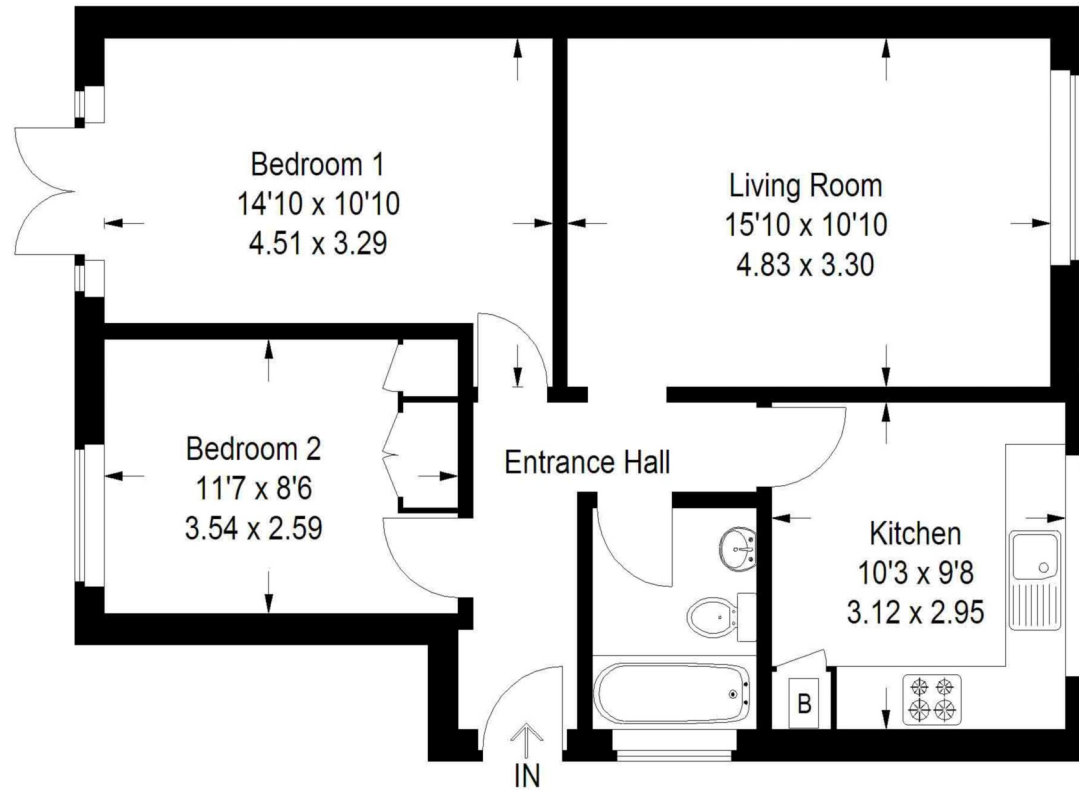


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VIEWING

Strictly by prior appointment with Warren Powell-Richards





Approximate Gross Internal Area = 637 sq ft / 59.2 sq m

Illustration for identification purposes only, measurements are approximate, not to scale.

FloorplansUsketch.com © 2014 (ID124236)

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(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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