

wpr

# 79 Wooteys Way

Alton, Hampshire, GU34 2JN

Price £270,000



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Price £270,000 Leasehold

- Shops in Wooteys Way & on nearby Anstey Lane
- Local buses at Anstey Park nearby
- Station 1 mile
- High Street 1.2 mile

A superb ground floor maisonette with 2 double bedrooms, its own garden and garaging located in the popular residential area of Wooteys. Chain Free.

- 2 double bedrooms
- Living/dining room
- Kitchen/breakfast room with appliances
- Modern shower room
- Enclosed porch
- Garage & garden

### DESCRIPTION

A beautiful and well presented maisonette offering bright, well planned accommodation. There is a good sized kitchen/breakfast room with appliances, 2 large bedrooms, spacious lounge and a refitted shower room. The property also boasts gas central heating via radiators and sealed unit double glazing. There is an easy to maintain garden at the rear and a separate garage in a block.



## LOCATION

79 Wooteys Way lies towards the country outskirts of the historic market town of Alton and has rooftop views from the breakfast kitchen and main bedroom over Alton to the wooded South Downs countryside. The neighbourhood is recognised for providing a shopping parade opposite including a convenience store/Post Office, Wooteys Junior and Infant Schools, and HSDC Alton College. There is also a network of footpaths with Anstey Park's recreational facilities, a fitness club and Alton School beyond. The town has High Street shops, stores such as Sainsbury's, M&S, Iceland, Boots, Aldi and Waitrose, a station (Waterloo line), Alton Infants and senior schools, a library, museum and gallery, a sports centre and, on the outskirts, 2 golf courses.

## DIRECTIONS

From the Queen Elizabeth Place mini-roundabout at the Alton Station side of the town centre, exit towards Farnham and Holybourne on Normandy Street becoming Anstey Road. At the new traffic lights, turn left up Anstey Lane. Take the second left into Geales Crescent then turn right into Plovers Way. Continue straight passed Dove Court and then turn left into Wooteys Way where the maisonette will be found on the left hand side further up the road.

## COUNCIL TAX

Band B - East Hampshire District Council.

## SERVICES

All mains services.

## NB

1. The tenure is leasehold with a 999 year lease from 24 June 1967. Ground rent £10 per annum.

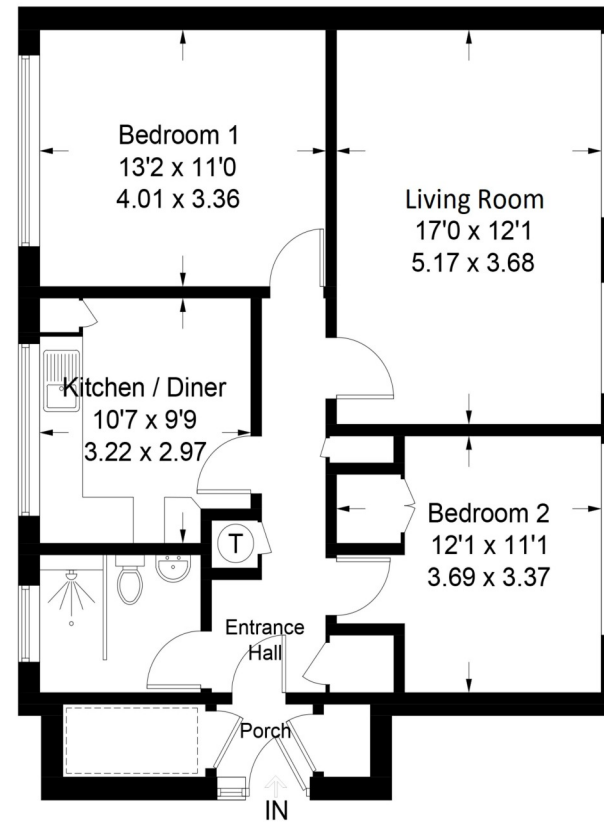


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## VIEWING

Strictly by prior appointment with Warren Powell-Richards





### Ground Floor

Approximate Gross Internal Area = 784 sq ft / 72.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID359305)

| Energy Efficiency Rating                                   |   | Current                 | Potential |
|------------------------------------------------------------|---|-------------------------|-----------|
| <small>More energy efficient - lower running costs</small> |   |                         |           |
| (92+)                                                      | A |                         |           |
| (81-91)                                                    | B |                         |           |
| (69-80)                                                    | C |                         | 78        |
| (55-68)                                                    | D | 80                      |           |
| (39-54)                                                    | E |                         |           |
| (21-38)                                                    | F |                         |           |
| (1-20)                                                     | G |                         |           |
| <small>Not energy efficient - higher running costs</small> |   |                         |           |
| England & Wales                                            |   | EU Directive 2002/91/EC |           |

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CPRKD421013

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