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7 Maltings Close

Alton, Hampshire, GU34 1DT

Price £289,950



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Price £289,950 Freehold

- Town centre location
- Countryside within vicinity
- Alton Station within walking distance
- Quiet cul-de-sac

A well presented 2 double bedroom terraced house located in a quiet cul-de-sac within easy walking distance of Alton town centre. This property is offered with no onward chain

- 2 double bedrooms
- Kitchen/dining room
- Spacious lounge
- Refitted bathroom
- Balcony with views to the surrounding countryside
- Private rear garden
- 2 allocated parking spaces
- Chain-free sale

DESCRIPTION

This property is a split level terraced house offering well planned accommodation with neutral décor throughout. The light and airy lounge is accessed from the hallway and is open to the kitchen dining room at the back of the house. The enclosed private rear garden is accessed from the kitchen and includes a shed together with a gate at the rear. On the first floor there are two double bedrooms and a family bathroom with the bedroom at the back of the house having the added benefit of a balcony overlooking the garden. The property also comes with 2 allocated parking spaces within the close.



LOCATION

Situated in a cul-de-sac position in close proximity to Alton's vibrant town centre with its array of major and family shops, restaurants and inns, M&S, Waitrose, Sainsbury's and Aldi stores, primary and senior schools, a library, museum and gallery. Just beyond the town centre lies the station (Waterloo line), HSDC Alton College and Kings Pond, with the Alton School, Alton Sports Centre and 2 golf courses on the outskirts. The town has churches of several denominations and an intricate network of town footpaths also leading to the water meadows.

DIRECTIONS

From the Sainsbury's mini-roundabout on Draymans Way, Alton's inner relief road, proceed eastwards to the next mini-roundabout. Turn right onto Lower Turk Street, then turn 1st right up Turk Street. After Sainsbury's rear entrance turn immediately right into Maltings Close. Continue up the road and the property is on the right hand side.

COUNCIL TAX

Band C- East Hampshire District Council.

SERVICES

Mains electric, water and gas.

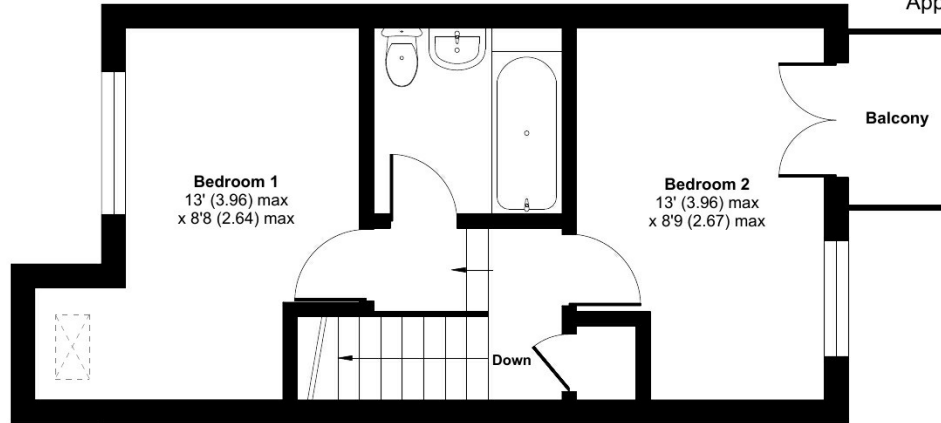




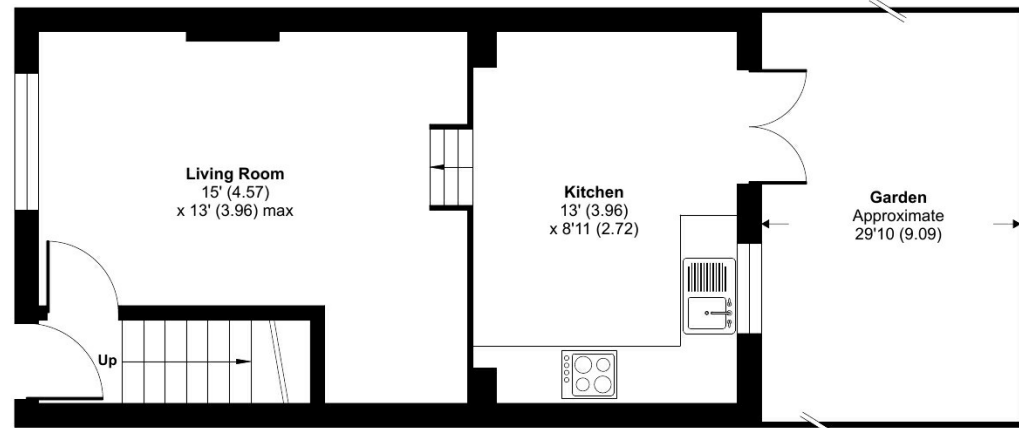
Maltings Close, Alton, GU34

Approximate Area = 647 sq ft / 60.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Warren Powell-Richards. REF: 1040275

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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