

5 Kingfisher Court

Alton, Hampshire, GU34 2LS

Price £159,950

wpr



5 Kingfisher Court

Alton, Hampshire, GU34 2LS

Price £159,950

- Shops & schools nearby
- Station for Waterloo 1 mile
- High Street 1.1 mile
- Network of local paths

A 1 bedroom split level maisonette in a convenient location close to schools and shops with undercroft parking. No chain.

- Living room
- Kitchen
- Shower room
- Double bedroom with wardrobes
- Entrance courtyard
- Parking

DESCRIPTION

The property is located just off Wooteys Way, with a useful car park and local shopping parade. The property is accessed via an entrance courtyard into the living/dining room, kitchen with space for appliances and wood effect floor, white shower room and 1 double bedroom. There is secondary glazing and gas central heating via a replacement boiler (2019) No onward chain.



LOCATION

The neighbourhood of Kingfisher Court includes a shopping parade with a general store, Wooteys Infant and Junior Schools, Alton School, a Tesco Express, a network of footpaths and the recreational expanse of Anstey Park with its associated sports clubs and private health club. Beyond lies Eggar's Senior School and HSDC Alton College. The High Street with its variety of family and multiple traders including Sainsbury's, M&S, Boots and Iceland, is within 1.1 mile whilst the town also has a station (Waterloo line) and Waitrose store within a mile, regular open air market events, a museum and gallery, library, a sports centre and Alton Golf Club (via Gilbert White Way and Old Odiham Road). Basingstoke, the M3 and Reading are accessible to the north.

DIRECTIONS

From Alton town centre, proceed north eastwards on Normandy Street becoming Anstey Road. After Shipley Close on the left, turn next left up Anstey Lane. After the Tesco Express convenience store, turn 1st left into Wooteys Way where Kingfisher Court is off the car parking area adjacent to the shopping parade.

COUNCIL TAX

Band B - East Hampshire District Council

SERVICES

All mains services.

LEASE

The property is leasehold

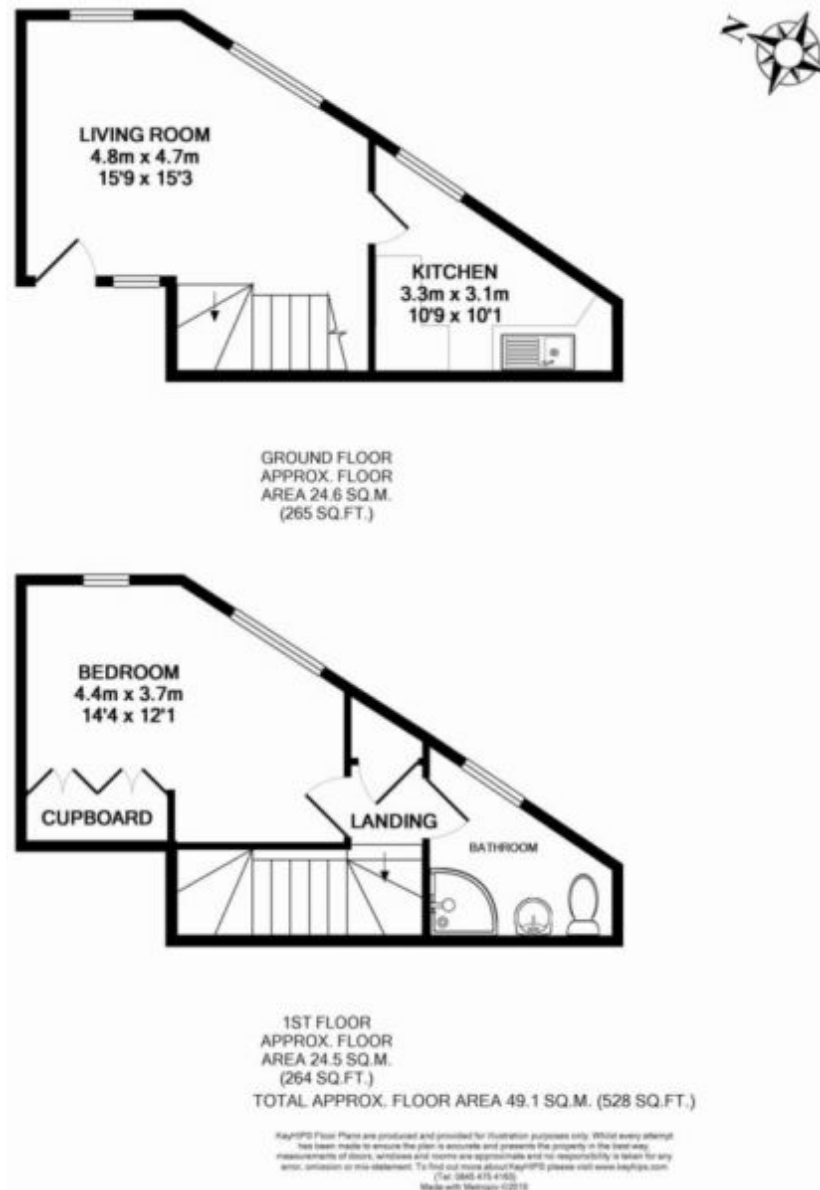


78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wpr.co.uk

VIEWING

Strictly by prior appointment with Warren Powell-Richards.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.