

# 14 Plovers Way

Alton, Hampshire, GU34 2JJ

Price £250,000

wpr





14 Plovers Way  
Alton, Hampshire, GU34 2JJ

Price £250,000 Leasehold

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

A ground floor maisonette in need of modernisation but offering 2 double bedrooms, its own gardens and garaging located in the popular residential area of Wooteys. Chain Free.

- 2 double bedrooms
- Living room
- Kitchen/breakfast room
- Shower room
- Enclosed porch
- Garage & garden

#### DESCRIPTION

A 2 bedroom maisonette offering bright, well planned accommodation. There is a good sized kitchen/breakfast room, 2 large bedrooms, with one currently being used as a dining room with patio doors to the garden, a 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 both at the rear and front and a separate garage in a block.





## LOCATION

Plovers 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 nearby 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, Lidl, 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, 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.



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

## VIEWING

Strictly by prior appointment with Warren Powell-Richards

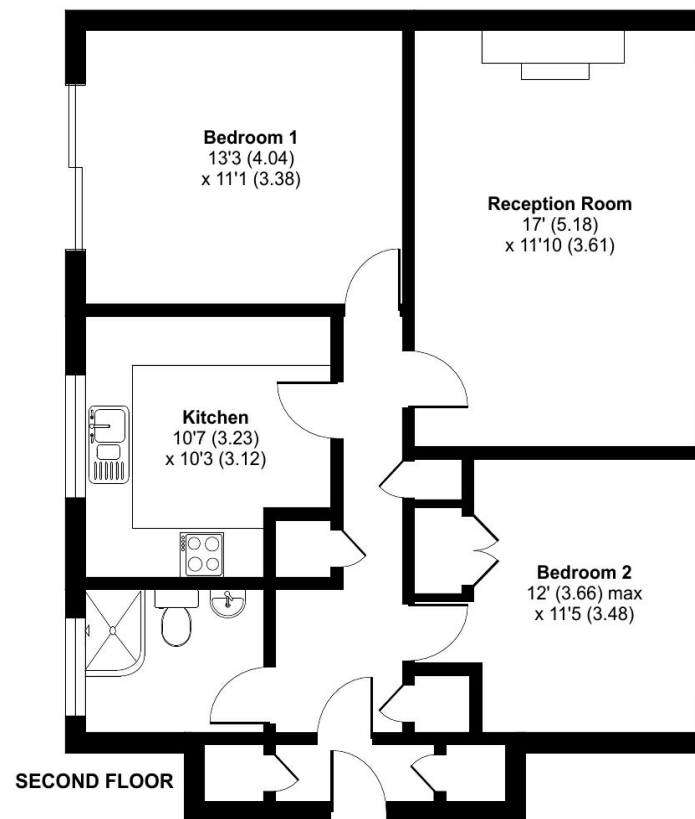




# Plovers Way, GU34

Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Warren Powell-Richards. REF: 1133867

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.