

32 Kellynch Close

Alton, Hampshire, GU34 2EG

Price £319,950

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Price £319,950 Freehold

- Country & water meadows within 250 yards walk
- Southview Rise shops within 0.33 mile walk
- High Street within 0.7 mile drive
- B3349 within 0.35 mile for M3

A 3 bedroom mid-terraced house benefiting from a garage and private rear garden in a popular residential position offered with no onward chain.

- Living room
- Dining room
- Kitchen
- 3 bedrooms
- Garage & parking
- Private garden

DESCRIPTION

Set between open North Downs countryside and the town's water meadows, the property is being sold for the first time in many years and offers scope for updating and further enhancement. There is a living room with brick fireplace, kitchen opening to the rear garden and dining area. Upstairs there are 3 bedrooms and a family bathroom as well as loft access from the landing. The rear garden has a patio as well as some mature shrubs and lawn area. Steps lead down to the garage and parking area.



LOCATION

Kellynch Close is in a network of cul-de-sacs and has allotments in the neighbourhood with a footpath leading to Shalden village. The closes consist of houses of varying sizes and designs. This popular Greenfields area lies above the water meadows, which contain shortcut paths to the historic town centre. The neighbourhood also has bus services, HSDC Alton College and access to road routes leading to Basingstoke, the M3 motorway and the Thames Valley. Alton presents major shops, cafes and bars, stores such as Sainsbury's, M&S, Aldi and Waitrose, primary and senior schools, nurseries, churches, open air markets and events, fitness clubs, a station (direct rail service to London Waterloo in 69 minutes minimum), a retail park, a sports centre and two golf courses.

DIRECTIONS

From the Queen Elizabeth Place roundabout at the station end of Drayman's Way, Alton's inner relief road, exit signposted Alton College onto Normandy Street. At the next mini-roundabout turn right still towards the College onto Church Street. Continue ahead at the next mini-roundabout towards the College. Then turn 2nd left into Greenfields Avenue. Turn 4th right into Kellynch Close.

COUNCIL TAX

Band C - East Hampshire District Council.

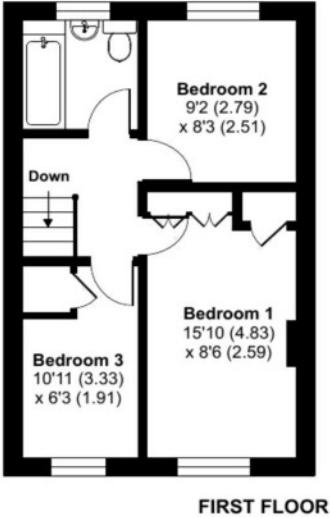
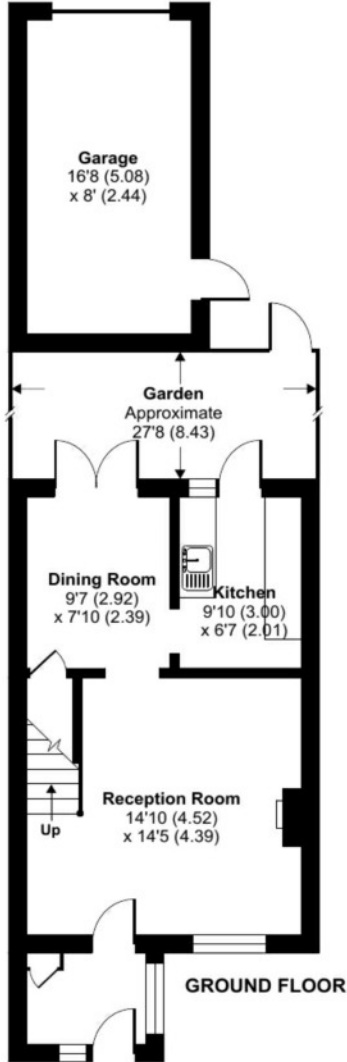
SERVICES

Electricity and mains drainage.



Kellynch Close, Alton, GU34

Approximate Area = 773 sq ft / 71.8 sq m
 Garage = 157 sq ft / 14.6 sq m
 Total = 930 sq ft / 86.4 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). © nitchecom 2024. Produced for Warren Powell-Richards. REF: 1090339

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-59)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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