

20 Manor Road

Alton, Hampshire, GU34 2PB

Price £299,950

wpr



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Price £299,950 Freehold

- Tesco Express 0.25 mile
- Wooteys & Alton Schools nearby
- Alton Station 1 mile
- High Street 1.2 miles

A cottage style 2 double bedroom semi-detached house with southerly rear garden located in a popular residential road close to the town centre.

- Double aspect living room
- Kitchen
- 2 double bedrooms
- Family bathroom
- Entrance hall
- Private rear garden
- Double glazed windows



LOCATION

This established residential area has varying styles and sizes of properties with Anstey Lane having a strong 1930's influence. In addition to the Tesco Express, the locality has Wooteys Junior and Infant Schools, Alton School (ex-Convent), a shopping parade and takeaways, a network of footpaths and Anstey Park with its recreational facilities, interest clubs and fitness studio. Alton also provides a station (Waterloo minimum journey time 67 minutes), Tuesday markets in the town centre, stores such as Sainsbury's, Aldi, Iceland, M&S and Waitrose, two senior schools, Alton HSDC College, churches, a sports centre and two outlying golf courses.

DIRECTIONS

From the Palace Cinema mini-roundabout, proceed away from the town towards Holybourne on Normandy Street becoming Anstey Road. After The Railway Arms pub, turn fifth left into Anstey Lane, continue passing Alton School on the right, turn next right into Jenner Way, then 1st right into Manor Road. The house is on the right hand side.

SERVICES

All mains services.

COUNCIL TAX

Band C - East Hampshire District Council.



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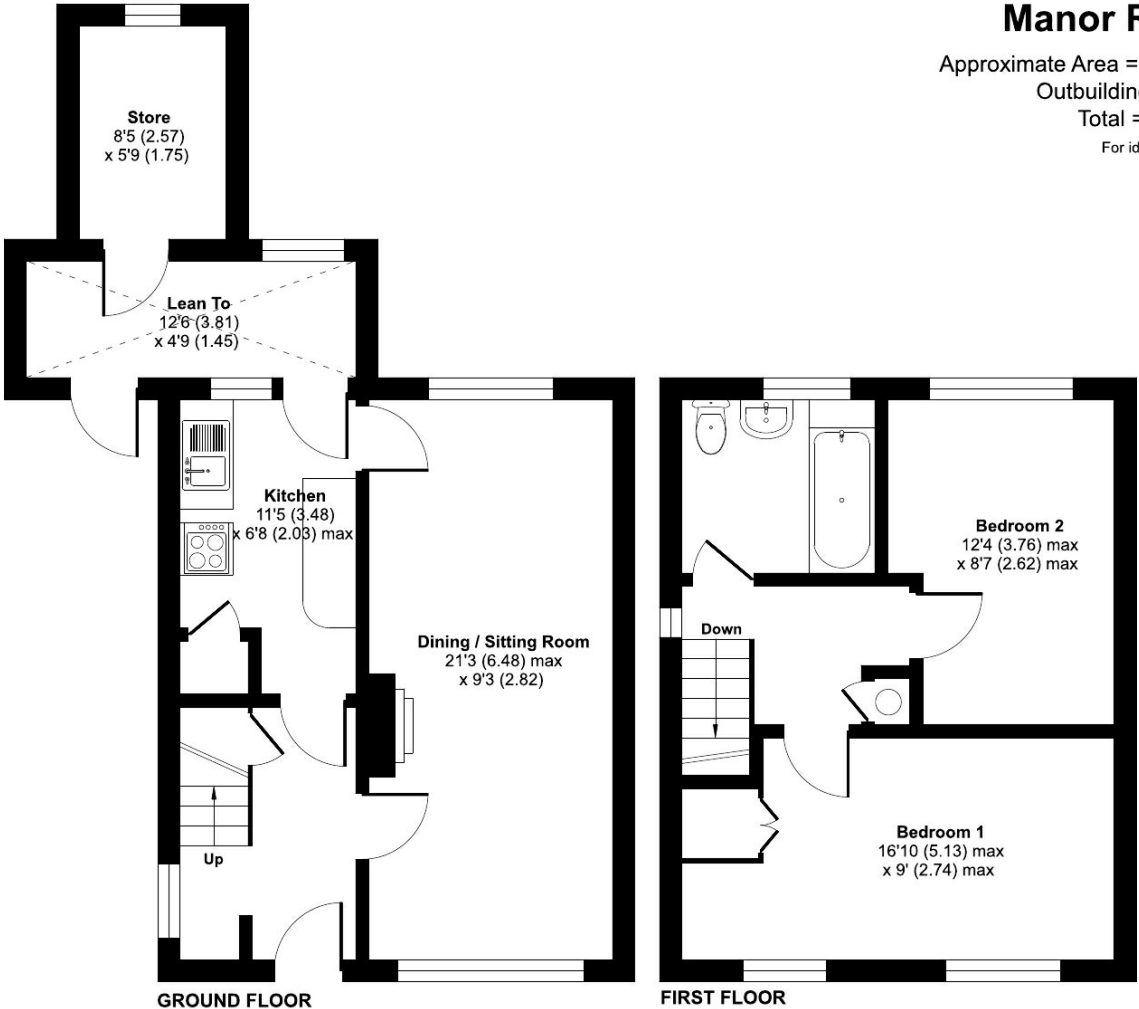
VIEWING

Strictly by prior appointment with Warren Powell-Richards



Manor Road, Alton

Approximate Area = 698 sq ft / 65 sq m
 Outbuilding = 45 sq ft / 4 sq m
 Total = 743 sq ft / 69 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). © nichecom 2022. Produced for Warren Powell-Richards. REF: 854297

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		87
A	(81-91)		
B	(69-80)		
C	(56-68)		
D	(39-54)	45	
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

England & Wales

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

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