

25 Grove Road

Alton, Hampshire, GU34 1NP

Price £415,000

wpr



## 25 Grove Road

Alton, Hampshire, GU34 1NP

Price £415,000 Freehold

- High Street 0.25 mile
- Walking distance of M&S and Sainsbury's
- Alton Station within 0.9 mile walk
- The Butts & All Saints nearby

A 3 bedroom semi detached character property with off road parking and southerly rear garden in a prime location close to the town centre.

- 3 bedrooms
- Large living/dining room
- Kitchen
- Bathroom
- South easterly garden
- Conservatory
- Off road parking

### DESCRIPTION

This attractive bay fronted property is at the end of a no through road and benefits from off road parking to the side for a couple of vehicles. The accommodation comprises; living room/dining room, kitchen with appliances, bathroom on the ground floor, a conservatory opening to the rear garden. To the first floor there are 3 bedrooms as well as a landing and loft access. The southerly rear garden is beautifully maintained with several seating areas, flower beds, lawn and a shed. There is an electric boiler and heating system.



## LOCATION

Grove Road dates from circa Victorian times with three more recent individual detached homes at the end of the road. Steeped in Jane Austen, English Civil War and hop growing history, Alton has a diverse range of High Street shops, fitness clubs, schools including St Lawrence and Amery Hill, churches, a station (Waterloo line), a new leisure centre, Alton School and HSDC Alton College, nearby golf courses and further stores such as Waitrose and Aldi.

## DIRECTIONS

From the M & S Foodhall at the south western end of High Street, Alton, proceed away towards Butts Road and turn 1st left into Mount Pleasant Road. Then turn 2nd right into Grove Road where the house is on the left.

## COUNCIL TAX

Band C - East Hampshire District Council

## SERVICES

Mains water and drainage. Electric boiler.



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

## VIEWING

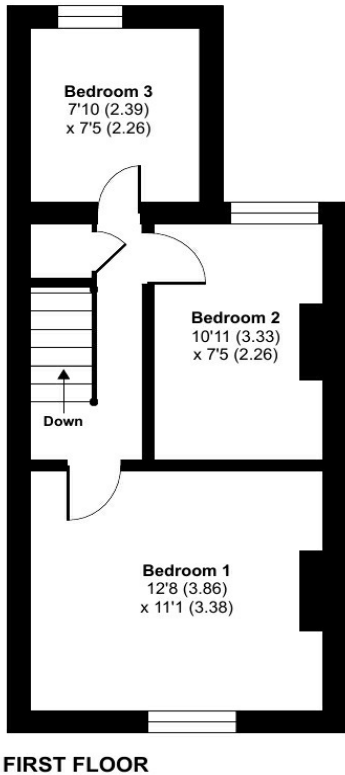
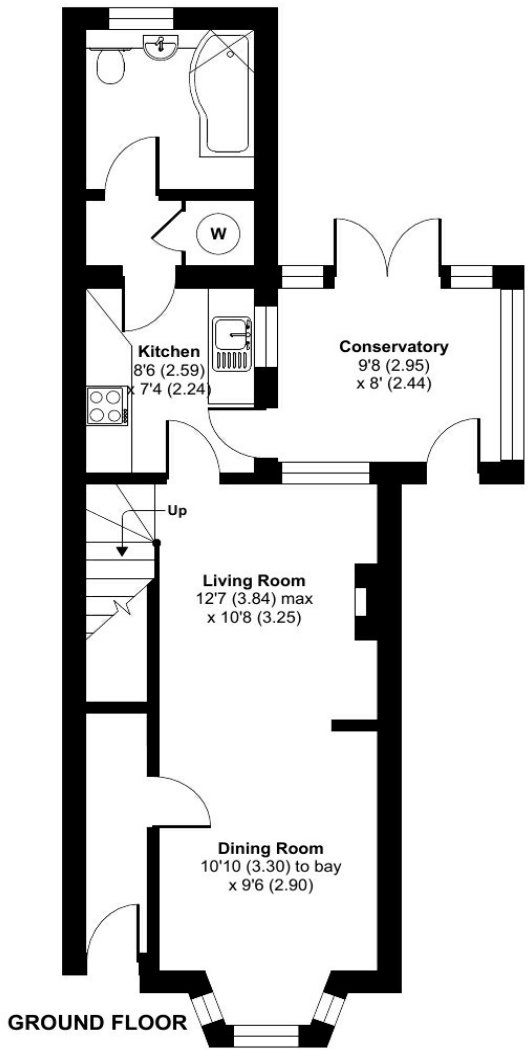
Strictly by prior appointment with Warren Powell-Richards



# Grove Road, Alton, GU34

Approximate Area = 884 sq ft / 82.1 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 2023. Produced for Warren Powell-Richards. REF: 968454

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			67
E		36	
F			
G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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

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