

31 Whitedown

Alton, Hampshire, GU34 1LX

Guide Price £269,950

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- High Street & The Butts within 0.3 mile
- Alton train station within 1 mile
- Level walk of main shops
- The Butts School catchment area

A well presented ground floor 2 double bedroom maisonette with front and back gardens set back from the road in a quiet location close to both the town and Butts Green. Chain-free.

- 2 double bedrooms
- Twin aspect living room
- Shower room
- Kitchen with door to the garden
- Good sized rear garden with brick store
- Front garden

DESCRIPTION

Offering bright, well planned accommodation this ground floor maisonette is ready to move into. The double aspect lounge is to the front of the property together with the main bedroom both overlooking the front garden. The good sized kitchen is at the back and has a door into the lobby area housing the Worcester Bosch boiler with access directly into the rear garden. The second bedroom is also a good sized double with views over the back garden and there is a shower room and separate WC at the end of the hallway. The property also boasts sealed unit double glazing. Outside the large rear garden has side access from the front of the property and is mainly laid to lawn. It also has the added benefit of a spacious brick outbuilding ideal for bike and garden storage.



LOCATION

Whitedown is a crescent with broad verges consisting of older style terraced and semi-detached houses of varying sizes with a number of maisonettes and bungalows. There is a network of footpaths with The Butts Primary School and allotments in the neighbourhood. Local landmarks include All Saints Church, The Butts, the French Horn Inn, Watercress Line, sports centre, Chawton Park Surgery and community hospital. Retaining its weekly open air market and other specialist events, Alton has its High Street within a level walk away. There are varied shops, major stores such as M&S, Sainsbury's, Boots and Iceland, inns, restaurants and hotels, bus services and a fitness club. Beyond is Alton Station (Waterloo Line), a Waitrose store, a library, senior schools, HSDC Alton College, The Alton School and two golf courses.

DIRECTIONS

From the M&S Food hall at the western end of High Street, Alton, proceed away from the town towards Winchester becoming Butts Road and after All Saints Church on the right, turn second right into Boverere Gardens. At the T junction, turn right and continue round where the maisonette will be found in the far right hand corner.

TENURE

Leasehold on 125 year lease from 2001

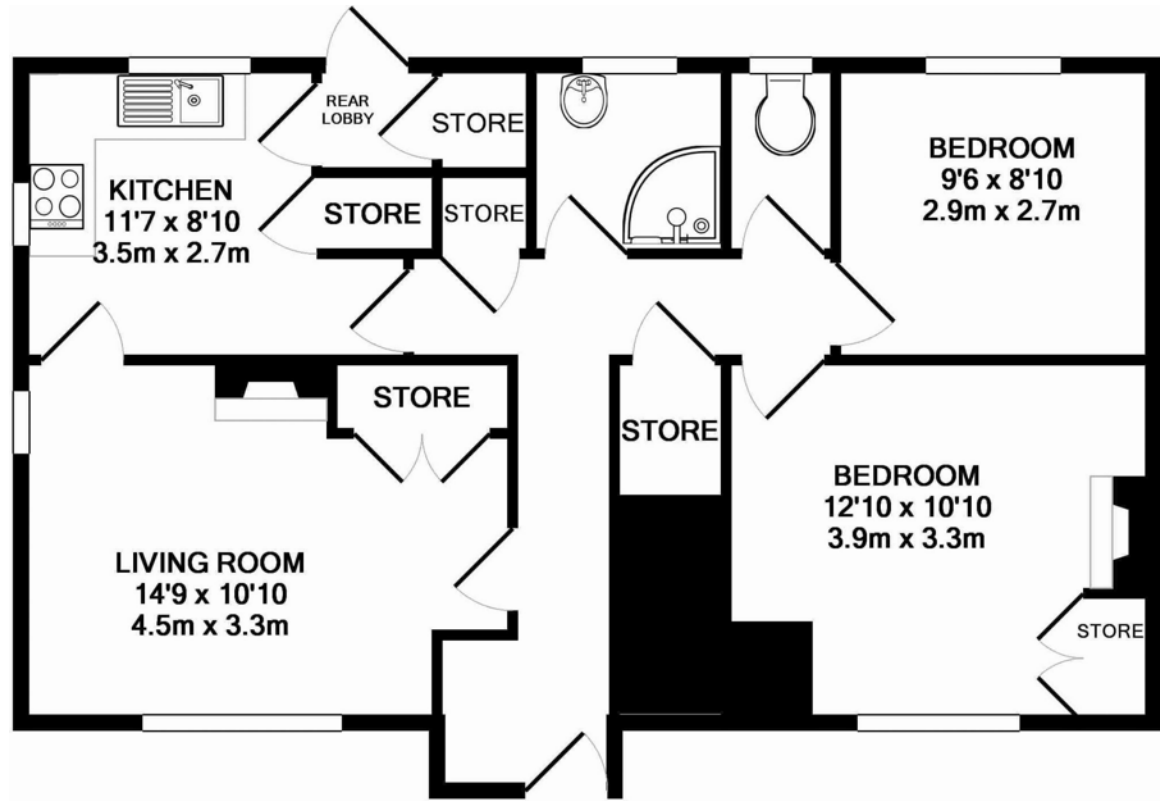
COUNCIL TAX

Band B - East Hampshire District Council.

SERVICES

All mains services.





TOTAL APPROX. FLOOR AREA 671 SQ.FT. (62.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D	68	77
(55-68)	E		
(39-54)	F		
(13-38)	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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