

warren ■  
powell-richards

## 25, Wooteys Way, Alton, Hampshire, GU34 2JB

Ideal first time or investment purchase is this spacious first floor maisonette boasting two double bedrooms, two separate gardens and garage also offering No Onward Chain. The property is located in a small cul-de-sac off Wooteys Way near the parade of shops. The spacious accommodation comprises entrance porch leading to the entrance hall with three fitted storage cupboards, large living dining room, kitchen breakfast room, two double bedrooms and family bathroom. Outside the property enjoys two separate gardens being mainly laid to lawn. Further features include garage in nearby block, double glazing, gas fired central heating via combination boiler and loft storage.

Wooteys Way lies towards the country outskirts of the historic market town of Alton. The neighbourhood is recognised for providing a shopping parade, Wooteys Junior and Infant Schools, Alton College and bus services. There is also a network of footpaths with Anstey Park's recreational facilities, a fitness club and Alton Convent School beyond. The town has High Street shops, stores such as Sainsbury's, M&S, Iceland, Boots, Aldi and Waitrose, a station (Waterloo line), senior schools, a library, museum and gallery, a sports centre and, on the outskirts, 2 golf courses.

### Entrance

Stairs leading to first floor with double glazed door opening into

### Entrance Porch

With double glazed window to side aspect, built in storage cupboard and double glazed door leading into

### Entrance Hall

Two loft hatches, two built-in storage cupboards, a further built-in storage cupboard housing Worcester combination boiler and doors to all rooms.

### Living Dining Room

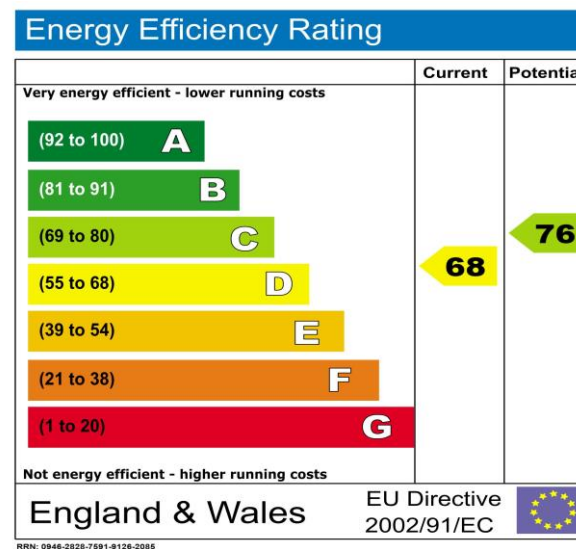
Feature wood effect flooring, one large double glazed window to front aspect and further small eye level window to front aspect. Fitted fireplace with electric fire and radiator.

## Price Monthly Rental Of £950

### Directions

From Alton town centre, proceed north eastwards away from the town from the Alton Police Station mini-roundabout on Normandy Street shortly becoming Anstey Road. Take a left hand turn into Anstey Lane and proceed towards to the top of the road taking another left into Wooteys Way. Take the first left turn and the property will be found at the bottom on the left hand side.

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## Kitchen

Comprising a range of eye level units, under unit lighting, with complementary roll edge work surface, inset sink drainer unit with mixer tap, appliance spaces include washing machine, upright fridge freezer, cooker and further fridge. Large double glazed window to rear aspect. Part tiled walls, radiator.

## Master Bedroom

Feature wood effect flooring, large double glazed window to rear aspect and radiator.

## Bedroom Two

Built-in double wardrobe, double glazed window to front aspect and double radiator.

## Bathroom

White suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level wc, part tiled walls, tiled floor, radiator, wall mounted towel bar and patterned double glazed window to rear aspect.

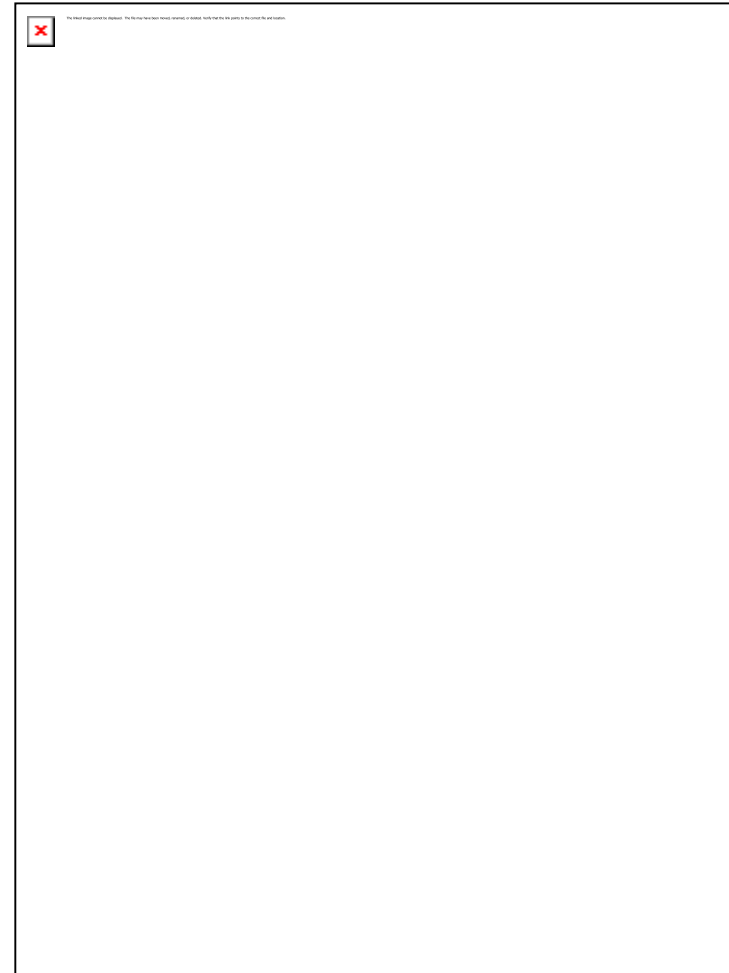
## Outside

## Gardens

Unusual for this type of property having two separate gardens. The first garden is located at the rear of the property and is mainly laid to lawn with various shrub beds and runs the full length of the plot. The second garden area is located to the right hand side of the path as you are approaching the front and again is mainly laid to lawn.

## Parking

The property enjoys a garage located in a nearby block. As you approach the garage block by car it is the 6th garage from the left and has an up-and-over door.



Viewing is by prior arrangement.  
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