

27 The Ridgeway

Alton, Hampshire, GU34 2RZ

Price £250,000

wpr



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Alton, Hampshire, GU34 2RZ

Price £250,000 Freehold

- Windmill Hill nearby
- High Street 0.45 mile
- Alton Station beyond
- Network of footpaths

An immaculate newly renovated 1 double bedroom cluster house located in the popular 'Racecourse' area with private garden & parking.

- 1 bedroom with wardrobe
- Living room
- New kitchen
- New shower room
- Garden
- Allocated parking



LOCATION

The Ridgeway is a well regarded residential area with the open countryside of Windmill Hill nearby. There are town and country footpaths in the neighbourhood. The historic old market town of Alton has High Street shops, weekly and specialist open air market events, stores such as Sainsbury's , M&S, Waitrose and Aldi, primary and senior schools, Alton School and Alton College, restaurants and inns, a station (Waterloo line), and, on the outskirts, Alton Sports Centre and two golf courses. At the head of the Wey Valley, the town is encompassed by rolling countryside with the local landmarks of Chawton and Selborne revered for their connections with Jane Austen and Gilbert White respectively.

DIRECTIONS

From the Sainsbury's mini-roundabout on Drayman's Way, Alton's inner relief road, proceed towards Farnham and the station to the next mini-roundabout. Turn right onto Lower Turk Street and first right up Turk Street becoming Windmill Hill. At the top, turn right into The Ridgeway. The house will be found on the left hand side before Wincanton Close.

SERVICES

Electric heating, mains drainage.

COUNCIL TAX

Band B - East Hampshire District Council.



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

VIEWING

Strictly by prior appointment with Warren Powell-Richards



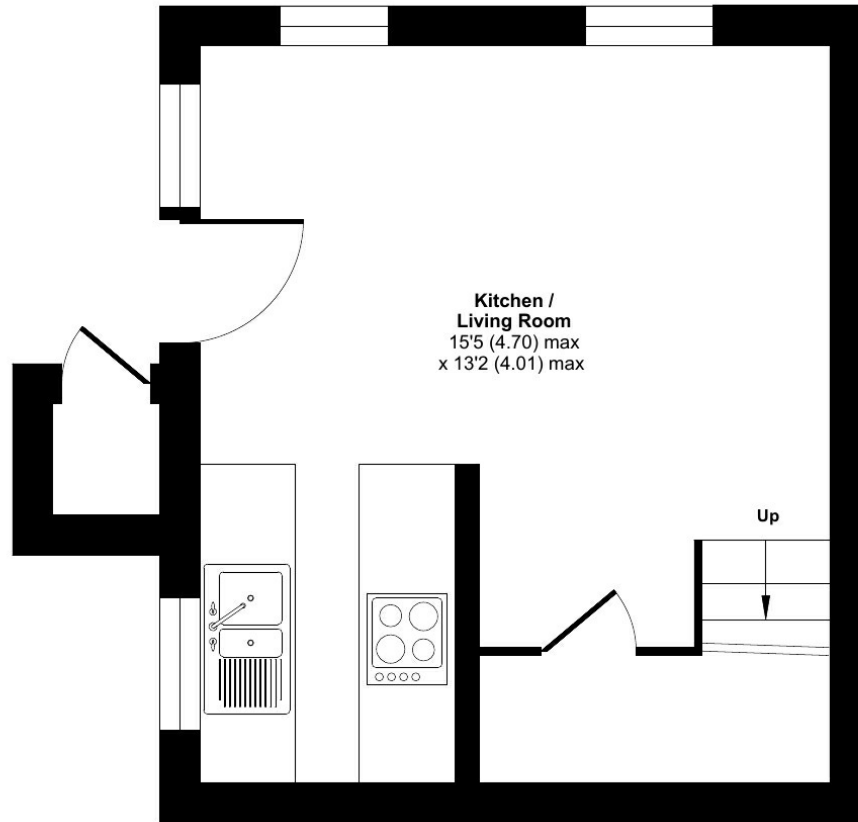
The Ridgeway, Alton, GU34

Approximate Area = 406 sq ft / 38 sq m

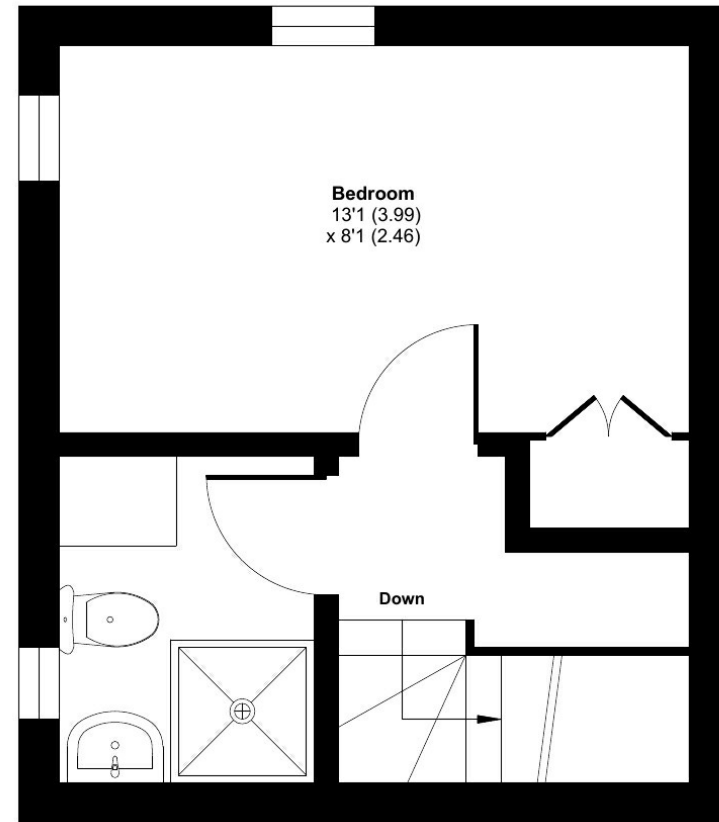
Outbuilding = 5 sq ft / 0.4 sq m

Total = 411 sq ft / 38 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2022. Produced for Warren Powell-Richards. REF: 916059

Energy Efficiency Rating	
Current	Potential
(92+) A	95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
1-20 G	
<small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC	

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

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