

63 Southview Rise

Alton, Hampshire, GU34 2AR

Price £255,000

wpr



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Price £255,000 Leasehold

- Local shops 0.2 mile
- Countryside & allotments nearby
- High Street 0.65 mile
- Schools & College in vicinity

A well presented ground floor 2 double bedroom maisonette occupying an elevated setting in the popular Greenfields area.

- Living room with outlook over front garden
- Kitchen with appliances
- Re-fitted shower room
- Lovely sunny rear garden with patio & shrub borders
- 2 Double bedrooms
- Garage in block

DESCRIPTION

This light and airy ground floor 2 bedroom maisonette is ideally positioned for local shops and the town centre beyond. The accommodation comprises, large living/dining room, modern fitted kitchen, 2 double bedrooms, one having double doors leading to the rear garden. There is a contemporary re-fitted shower room. The rear garden is southerly facing and has a patio area as well as raised bed with plants and shrubs. There is a side gate leading to the front as well as front garden which is mainly laid to lawn.



LOCATION

Southview Rise, a popular residential road in the Amery Farm/Greenfields area, has a shopping parade, bus service, water meadows, St Lawrence Primary and Amery Hill senior schools, HSDC Alton College, St Lawrence Church, allotments and open countryside in the neighbourhood. Walker friendly Alton, an historic old market town, has High Street shops, Sainsbury's, Aldi, Lidl, Iceland, M&S and Waitrose stores, The Curtis Museum and Allen Gallery, a station (Waterloo line), a sports centre and two outlying golf courses.

DIRECTIONS

From the Queen Elizabeth Place mini-roundabout at the station end of the town centre, exit towards Alton College. At the Crown Hotel mini-roundabout, turn right up Church Street still towards the College. Proceed ahead at the next mini-roundabout towards the College. Then turn second left into Greenfields Avenue and second right into Southview Rise. The property is on the left hand side.

SERVICES

All mains services.

COUNCIL TAX

Band B - East Hampshire District Council.



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

VIEWING

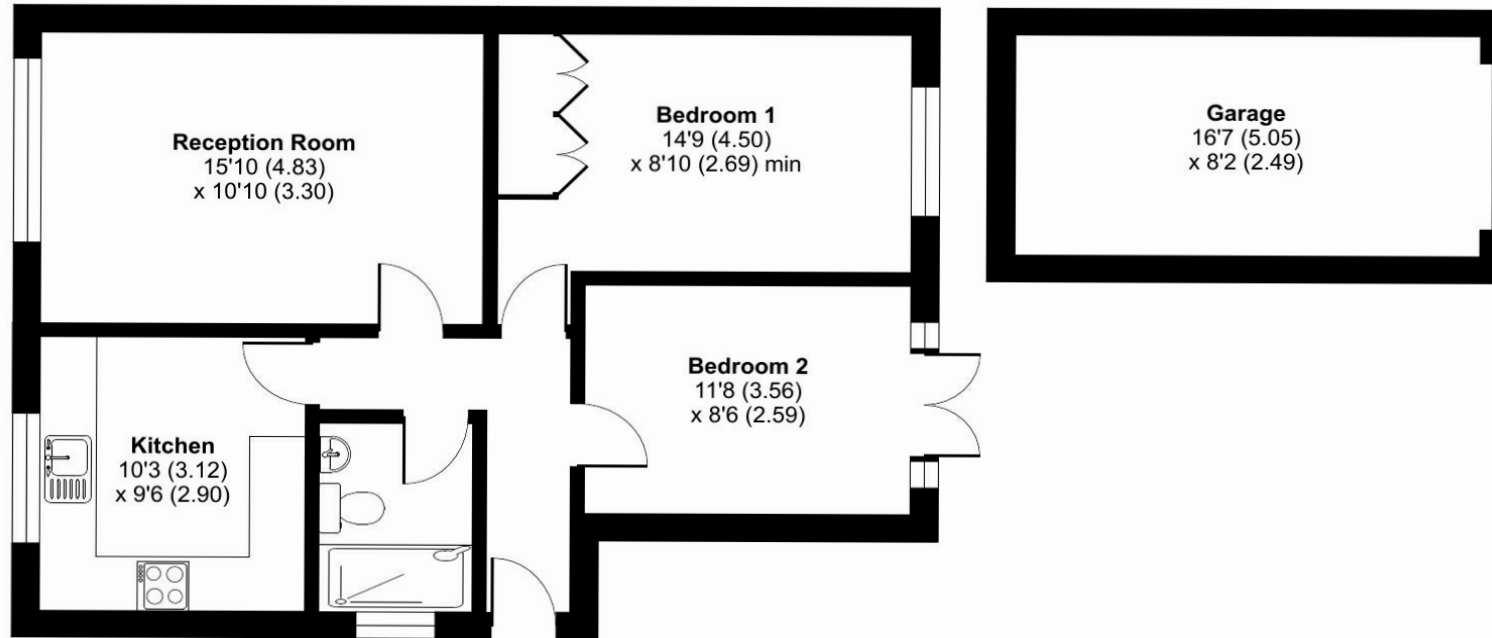
Strictly by prior appointment with Warren Powell-Richards



Southview Rise, Alton, GU34

Approximate Area = 761 sq ft / 70.7 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Warren Powell-Richards. REF: 1136025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		83
B (81-91)			
C (69-80)			
D (55-68)		67	
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC

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

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