

17 Wooteys Way
Alton, Hampshire, GU34 2JB

Price £239,950

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Price £239,950 Leasehold

- Shops nearby and on Anstey Lane
- Local buses & Anstey Park nearby
- Station 1 mile
- High Street 1.2 mile

A beautifully presented 2 double bedroom first floor maisonette with a garage and garden located on the popular Wooteys development.

- Living/dining room
- Kitchen/breakfast room with appliances
- Fitted white bathroom
- Hall & porch with storage cupboards
- Garage & garden
- 2 double bedrooms

DESCRIPTION

This 1960s purpose built maisonette benefits from large bright rooms and has white double glazed windows throughout as well as gas central heating. There is a good sized kitchen/breakfast room with appliances, 2 large bedrooms, both with fitted wardrobes, fitted white bathroom suite and a loft hatch in the hall. There is a rear garden which is mainly lawn with a patio area and a timber garden shed.



LOCATION

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

DIRECTIONS

From the Queen Elizabeth Place mini-roundabout at the Alton Station side of the town centre, exit towards Farnham and Holybourne on Normandy Street becoming Anstey Road. At the new traffic lights, turn left up Anstey Lane. After the Tesco Express, turn first left into Wooteys Way. The maisonette will be found opposite the row of shops.

COUNCIL TAX

Band B - East Hampshire District Council.

SERVICES

All mains services.





TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 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
(92-100) A	(81-91) B	65	78
(69-80) C	(55-68) D		
(49-64) E	(31-48) F		
(1-48) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

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