

10 Bernard Avenue

Four Marks, Alton, Hampshire, GU34 5DQ

Price £525,000

wpr



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Price £525,000 Freehold

- Country outskirts
- Village hall & church nearby
- Local shops 0.8 mile
- Alton 4.5 miles

A beautifully presented and improved 2 double bedroom semi-detached bungalow in a quiet cul-de-sac with south westerly rear garden.

- Living room
- Re-fitted kitchen/dining room
- 2 double bedrooms & study
- Bathroom
- Newly built garage & utility room
- Attractive rear garden

DESCRIPTION

This lovely bungalow has been completely reconfigured by the current owner and now has a large open plan kitchen/dining room opening to the rear garden. The property also affords a superb south westerly facing. There is a living room to the front of the property with a good size entrance hall and a separate study as well as a bathroom with white suite. There is double glazing throughout and gas central heating.



LOCATION

Bernard Avenue, off Blackberry Lane, is a much favoured semi-rural close to the south of Four Marks village centre and consists of bungalows and chalet style properties of varying ages, designs and sizes. To the south lies the primary school and a network of country footpaths and bridleways, whilst the village also has a shopping centre with a Co-op, Tesco Express, M&S garage outlet, bakers and takeaways including a traditional fish and chip shop, churches, village hall, doctors and vets surgeries, a golf course, bus services and the Watercress Steam Railway Line. Jane Austen connected Alton, is an old market town, which lies within 4.5 miles providing major shops including Sainsbury's, M&S, Waitrose, Aldi, Boots and Iceland, a station (Waterloo line), senior schools, Alton School, Alton College and a sports centre. Perins Senior School/Science College, the splendid Broad Street and riverside walks beside the Itchen are available in the neighbouring small town of Alresford.

DIRECTIONS

From Alton, take the A31 towards Winchester. Upon entering the speed limits in Four Marks, turn first left by the pelican crossing into Telegraph Lane and immediately fork right into Blackberry Lane. Continue towards the far end where Bernard Avenue is on the left.

COUNCIL TAX

Band - East Hampshire District Council, Penns Place, Petersfield, Hampshire, GU31 4EX
Tel: 01730 266551 www.easthants.gov.uk

SERVICES

All mains services.



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

VIEWING

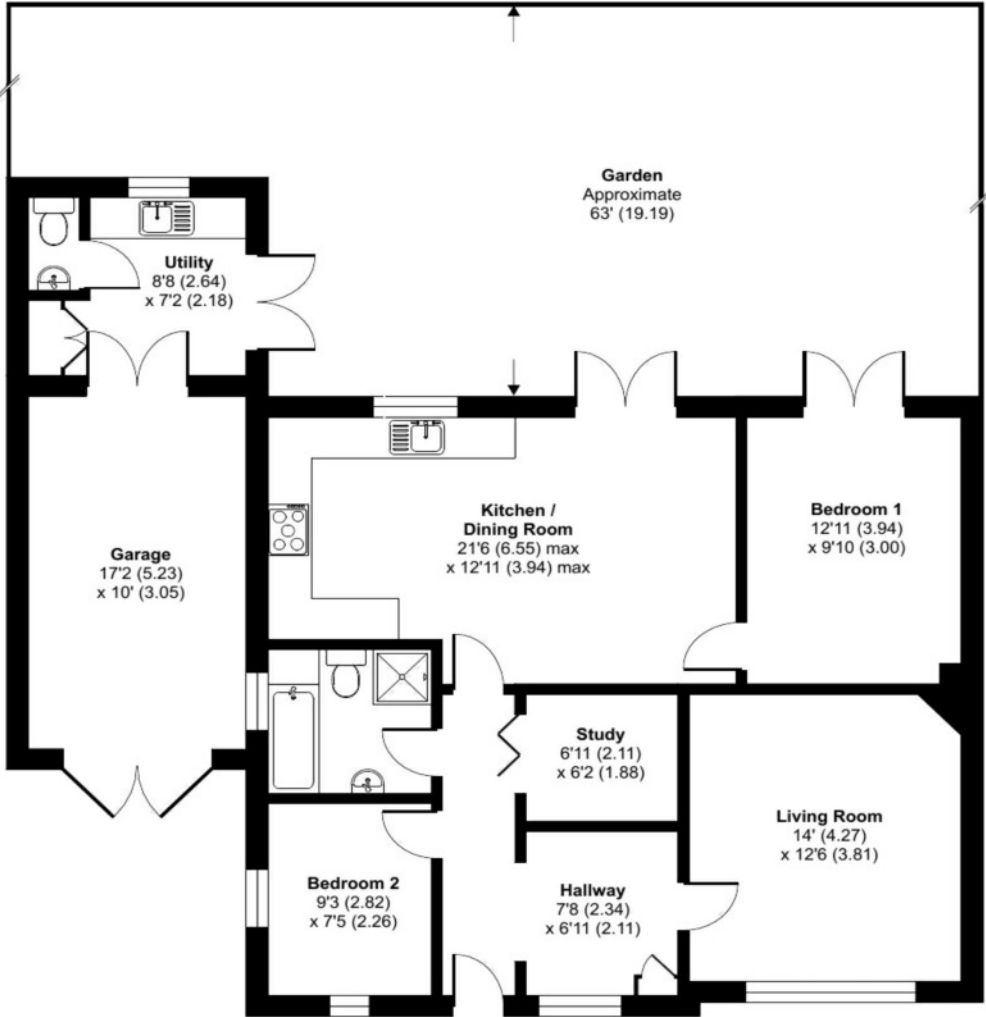
Strictly by prior appointment with Warren Powell-Richards.



Bernard Avenue, GU34

Approximate Area = 887 sq ft / 82.4 sq m
 Garage / Utility = 268 sq ft / 24.9 sq m
 Total = 1155 sq ft / 107.3 sq m

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). © n1che.com 2023. Produced for Warren Powell-Richards. REF: 1068166

Energy Efficiency Rating	
Current	Potential
	86
71	

3924 A
 3191 B
 25-30 C
 15-20 D
 9-14 E
 2-8 F
 1-3 G

Not energy efficient - higher rating code
 EU Directive 2002/91/EC
 England & Wales

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

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