

133 Wooteys Way  
Alton, Hampshire, GU34 2JP

Price £245,000

wpr



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Price £245,000 Leasehold

- Shops in Wooteys Way & on nearby Anstey Lane
- Local buses at Anstey Park nearby
- Station 1 mile
- High Street 1.2 mile

A superb first floor maisonette with 2 double bedrooms, its own garden and garaging located in the popular residential area of Wooteys

- Entrance hall, stairs & landing
- Open plan living room/dining room
- Fashionable kitchen
- Bathroom, garage & garden
- 2 double bedrooms

### DESCRIPTION

A beautiful and fashionably presented maisonette offering bright, well planned accommodation. The current owners have also replaced the internal doors with a contemporary style with chrome handles. The property also boasts gas central heating via radiators and sealed unit double glazing. To the rear of the property there is a decent sized rear garden, which is a little bit basic and could do with some love and the rear wall of the garage backing directly onto the garden boundary.



## LOCATION

133 Wooteys Way lies towards the country outskirts of the historic market town of Alton and has rooftop views from the breakfast kitchen and main bedroom over Alton to the wooded South Downs countryside. The neighbourhood is recognised for providing a shopping parade opposite including a convenience store/Post Office, Wooteys Junior and Infant Schools, and HSDC Alton College. There is also a network of footpaths with Anstey Park's recreational facilities, a fitness club and Alton School beyond. The town has High Street shops, stores such as Sainsbury's, M&S, Iceland, Boots, Aldi and Waitrose, a station (Waterloo line), Alton Infants 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. Continue around Wooteys Way where the maisonette will be found on the left hand side on the corner of Linnets Way.

## COUNCIL TAX

Band B - East Hampshire District Council.

## SERVICES

All mains services.

## NB

1. The tenure is leasehold with a 999 year lease from 24 June 1967. Ground rent £10 per annum.
2. The maintenance is a portion of the whole.



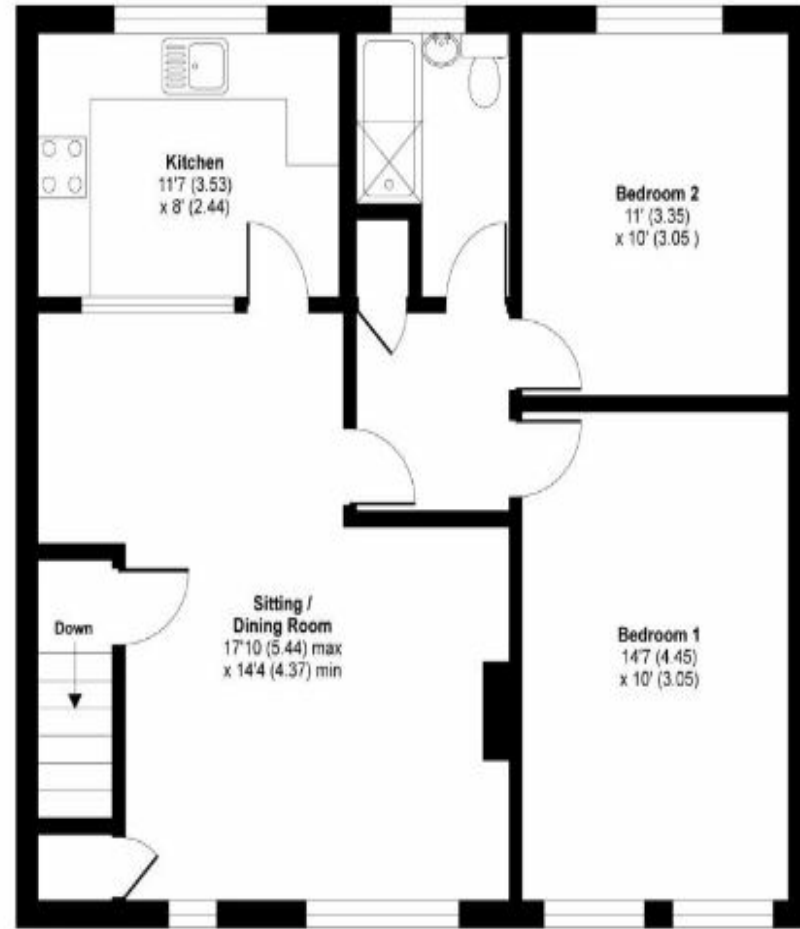
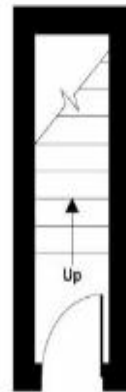
78 High Street, Alton, Hampshire, GU34 1EN  
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## VIEWING

Strictly by prior appointment with Warren Powell-Richards



TOTAL APPROX. GROSS INTERNAL FLOOR AREA 782 SQ FT 72.6 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C	76	79
(69-80)	D		
(55-68)	E		
(39-54)	F		
(1-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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