

# 7 The Cloisters

Steeple Drive, Alton, Hampshire, GU34 1TW

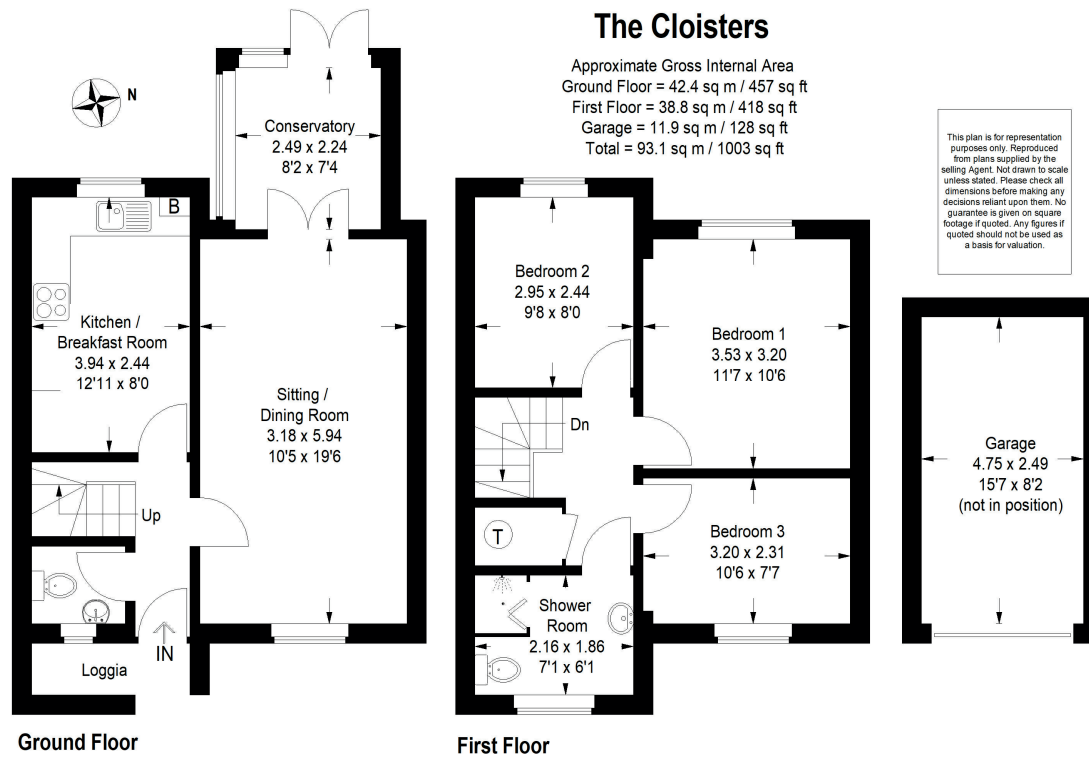
£1,350 per month

warren  
powell-richards

A modern semi-detached 3 bedroom mews cottage tucked away in a courtyard setting with a conservatory, enclosed rear garden and a garage in a block. Westerly rear aspect situated at the head of a private cul-de-sac close to the town centre. AVAILABLE NOW.







### FEATURES

- Local to water meadows
- Level walk to station
- Kitchen/breakfast room
- Sitting/dining room
- Gas radiator heating
- Shower & cloakroom
- Courtyard garden
- uPVC double glazing

### LOCATION

Discreetly tucked away in an esteemed and well configured central town location at the end of a no-through road, the house has the water meadows, St Lawrence Church, the library, Wey stream, a vets surgery, the community centre and senior and primary schools in the neighbourhood. To the East lies Alton Station (Waterloo line - minimum journey time 67 minutes) and a Waitrose store.

### DIRECTIONS

From the row of banks in High Street, Alton, turn right beside Boots the Chemist up Market Street. Turn right with the one way system down Amery Street. Then fork left up Amery Hill. At the top, turn left into Steeple Drive. The Cloisters is at the end of the road. Proceed into the central courtyard where the property is the right hand of the facing end pair.

### COUNCIL TAX

East Hampshire District Council - Council Tax Band D

### SERVICES

Mains Services



Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
		77	78
<small>Not energy efficient - higher running costs</small>			
<small>EU Directive 2002/91/EC</small>			

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

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