

warren ■
powell-richards

1, Grove Road, Alton, Hampshire, GU34 1NP

Price Monthly Rental Of £900 Chain-Free Sale

Offering No Onward Chain is this charming semi-detached cottage with two double bedrooms, two reception rooms, gas central heating and enclosed rear garden. The property is positioned within a short walk of Alton's town centre. Offering spacious accommodation spread over two floors comprising entrance porch, living room with open fireplace, large dining room, kitchen and bathroom on the ground floor. On the first floor are two double bedrooms. The rear garden is a good size and is enclosed.

Tucked away on the South side of the heart of Alton town centre, Grove Road is within a network of roads consisting of mainly older style housing of varying types and sizes. The Georgian influenced High Street has individual and multiple shops, a weekly open air market, a programme of events, a choice of restaurants, inns and bistros, a fitness studio and the adjacent supermarkets of Sainsbury's and M&S. The neighbourhood also has The Butts - an historic green and the venue of the annual Victorian cricket match, The Butts primary school, churches, the Watercress Line steam railway and an intriguing network of town footpaths. Steeped in the history of Jane Austen, the English Civil War, the hop industry and Sweet Fanny Adams, Alton also has a library, community centre, station (Waterloo minimum 67 minutes) and a Waitrose store, senior and the Convent schools, and Alton College. Beyond the sports centre and two golf courses on the outskirts are miles of rolling Hampshire countryside.

Entrance

Double glazed door opening into

Entrance Porch

with double glazed windows on two sides and part glazed wooden door opening into

Living Room 12' 0" x 11' 6" (3.65m x 3.50m)

Double radiator, sash window to front aspect, feature open fireplace with wooden mantel and brick hearth and part glazed twin doors opening into

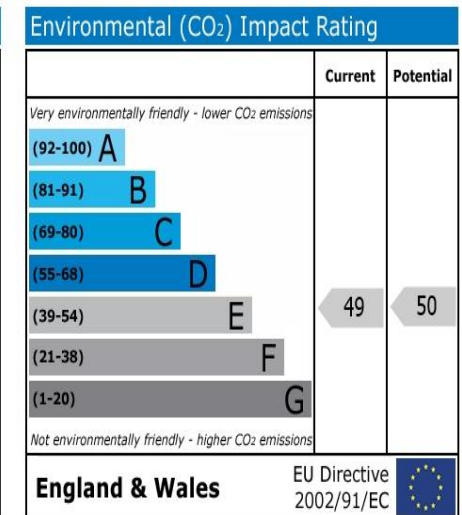
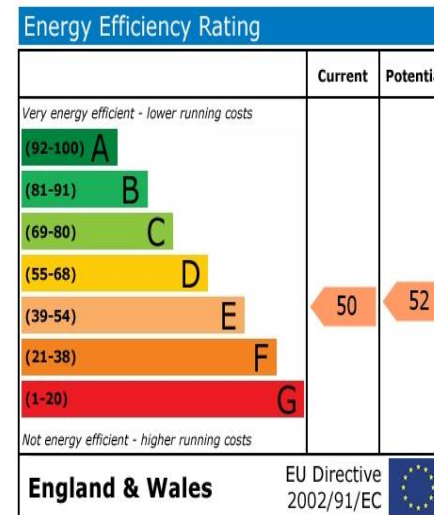
Dining Room 12' 0" x 11' 11" (3.65m x 3.63m)

Radiator, 2 windows to side aspect, stairs leading to first floor with recess beneath and archway opening into

Directions

From the Western end of High Street, Alton, beside M&S Simply Food store, proceed towards Butts Road but turn immediately left by the Hop Poles pub into Mount Pleasant Road. Grove Road is second on the right.

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Kitchen 10' 0" x 6' 0" (3.05m x 1.83m)

Comprising a range of predominantly base level units and one eye level unit and a complementary roll edge worktop. Inset sink drainer unit with mixer tap. Space for appliances include upright fridge freezer, washing machine, slimline dishwasher. Inset 4 ring electric hob with Electrolux oven below. Dual aspect windows, double glazed door leading out to the rear garden. Tiled floor.

Bathroom 7' 0" x 6' 0" (2.13m x 1.83m)

White suite comprising panel enclosed bath, wall mounted shower controls, pedestal wash hand basin, low level WC, part tiled walls, radiator, window to rear aspect. Tiled floor.

Stairs leading to first floor landing

Loft access and doors to both bedrooms.

Master bedroom 12' 0" x 11' 6" (3.65m x 3.50m)

Sash window to front aspect, radiator, built-in double wardrobe with hanging rail and picture rail.

Bedroom Two 11' 10" x 9' 5" (3.60m x 2.87m)

Small loft access, radiator, cupboard housing hot water cylinder with further storage cupboard above, further built-in storage cupboard housing Glow Worm boiler.

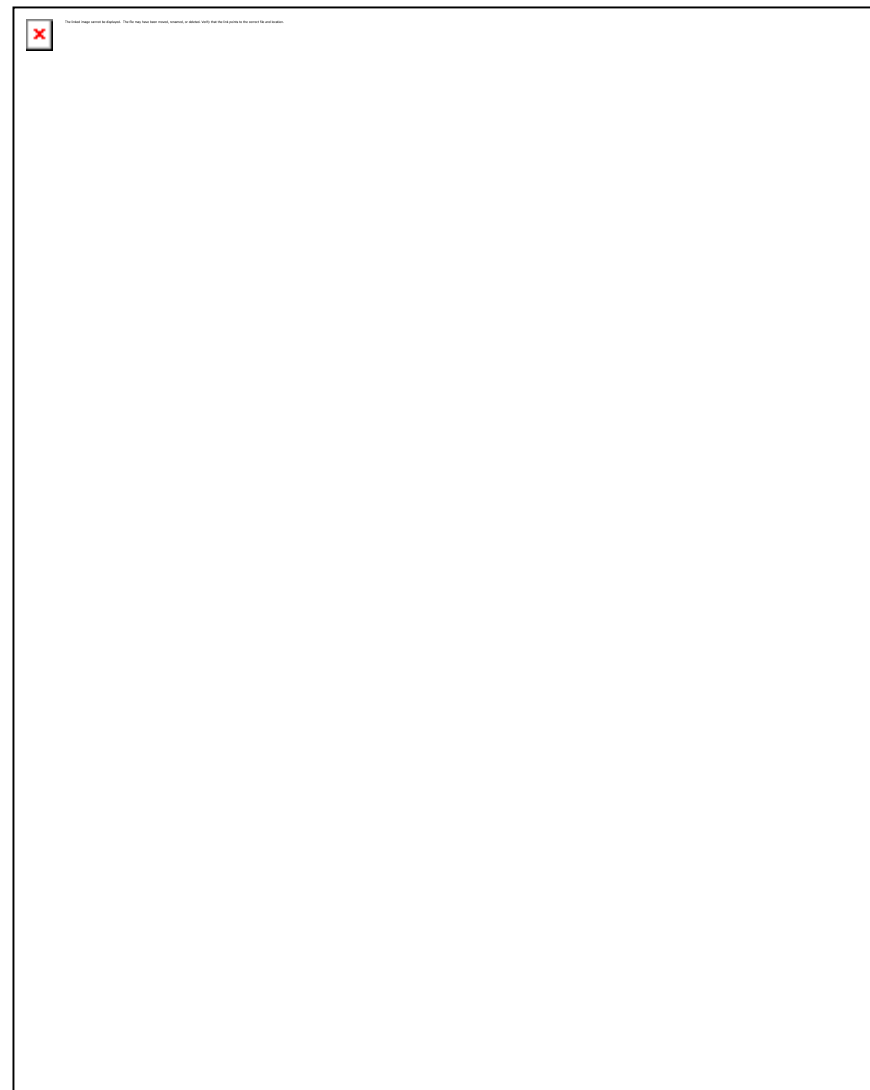
Outside

Front garden

Gate allowing access to small shingle laid courtyard garden with enclosing wall and gate allowing side access.

Rear Garden

Approximately 50' (15.23m) in length. Is enclosed by fencing and walling, predominantly brick laid. Small areas of lawn and various flower and shrub beds and borders. To the rear of the garden there is a timber shed, there is a gate allowing side access.



Viewing is by prior arrangement.
78 High Street, Alton, Hampshire, GU34 1EN
Sales: 01420 87379 Lettings: 01420 87409
Email: alton@wprhomes.co.uk
www.wprhomes.co.uk

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