

# 109 Lipscombe Rise

Alton, Hampshire, GU34 2HJ

Price £375,000

wpr





## 109 Lipscombe Rise

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Price £375,000 Freehold

- Alton High Street within 0.8 mile
- Alton train station 0.5 mile
- Primary school within 0.4 mile
- Winchester within 18 miles

A well presented 4 bedroom house located in a popular residential road with a good sized rear garden.

- 3/4 bedrooms
- Living room with fireplace
- Open plan kitchen diner
- Snug
- Good size garden
- Family bathroom & shower room downstairs

### DESCRIPTION

A well presented and extended property, situated close to both Alton train Station and close to local countryside. Ideal for young families, given the proximity to town and local schools as well as anyone with a family member who requires a bedroom on the ground floor. The house is bright and airy throughout and benefits from double glazed windows and gas central heating. Outside, there is a covered terrace, shrubs, small trees and shed. To the front there is a storage area at the side of the property and a front garden.





## LOCATION

Lipscombe Rise, a residential road of mainly similar aged yet varying styled homes, forms a crescent with Pound Gate and has a general stores/mini parade with a local bus service. The neighbourhood also provides Wooteys Infant and Junior Schools, Alton Convent, a Tesco Express, Anstey Park with its recreational facilities and private fitness club, a vets and takeaways. Alton's High Street, within 1 mile, presents a varied range of individual and multiple shops with weekly and specialist open air market events, stores such as M&S, Boots and Iceland, and an adjacent Sainsbury's. The town also has senior schools, Alton College, a new sports centre, Waitrose store, retail park, interest societies, a museum and gallery, and on the outskirts, two golf courses.

## DIRECTIONS

From Alton town centre, proceed north eastwards on Normandy Street from the Queen Elizabeth Place mini-roundabout, shortly becoming Anstey Road. Turn left into Nursery Road and follow the road round the bend where Lipscombe Rise is on the left hand side.

## COUNCIL TAX

Band C - East Hampshire District Council

## SERVICES

All mains services.



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## VIEWING

Strictly by prior appointment with Warren Powell-Richards.



# Lipscombe Rise, GU34



Approximate Gross Internal Area = 130.6 sq m / 1406 sq ft



Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (45-48)	
G (35-39)	
<small>Not energy efficient - higher running costs</small>	
	85
B4	
<small>England &amp; Wales</small>	
<small>EU Directive 2002/91/EC</small>	

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

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