

warren
powell-richards

77 Tilney Close

Alton, Hampshire, GU34 2BG

Price £280,000



warren
powell-richards
FOR SALE
Alton 01420 87 379
wprhomes.co.uk

77 Tilney Close

Alton, Hampshire, GU34 2BG

Price £280,000 Freehold

- Shortcuts via water meadows
- High Street within 0.7 miles
- Train station - 1 mile
- Basingstoke - 11.4 miles

A well-proportioned and well positioned 2 bedroom house located in a quiet, gently elevated cul-de-sac close to local amenities.

- 2 double bedrooms
- 19'3 x 11'11 Living room
- Garage in a block
- Kitchen
- Conservatory
- Front & rear gardens

DESCRIPTION

A rare opportunity to acquire a superbly designed 2 double bedroom house occupying a private position in a premium residential cul-de-sac. The ground floor consists of a porch area that leads into the large living room with the contemporary kitchen and conservatory which has sliding doors leading to the garden. Upstairs comprises; 2 double bedrooms and the 3 piece family bathroom. There is a garage located in a block and views over Alton's rolling countryside both from the front and rear of the property.



LOCATION

Tilney Close is a pleasant cul-de-sac bordering open countryside and lying above the large green area known locally as 'Flood Meadows'. Situated on the outskirts of Alton, the house is strategically placed for quick access to major road routes and is within easy walking distance to the town centre via footpaths. The popular market town of Alton offers a good range of individual and major shops including Waitrose, Sainsbury's, Marks & Spencer and Boots. The town also benefits from a sports centre, cinema, bars and hotels, weekly and specialist markets and a train station to London Waterloo. It has a number of good primary schools, two highly regarded secondary schools and a sixth form college as well as The Alton School (private school). The town is surrounded by beautiful Hampshire countryside and is well situated between the regional centres of Basingstoke, Winchester and Guildford.

DIRECTIONS

From the High Street, Alton by the banks, turn beside Boots the Chemist up Market Street and proceed ahead becoming Lenten Street and Basingstoke Road. At the mini-roundabout, turn right onto the B3349. Then at the new mini-roundabout turn first right into Greenfields Avenue, then second left into Tilney Close where the property will be located at the top slightly to the right.

COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES All mains services.

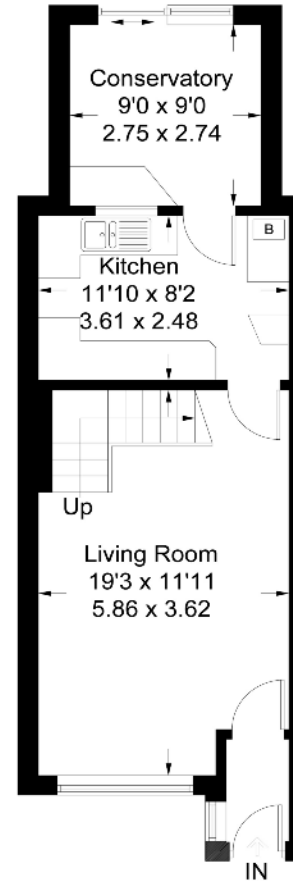


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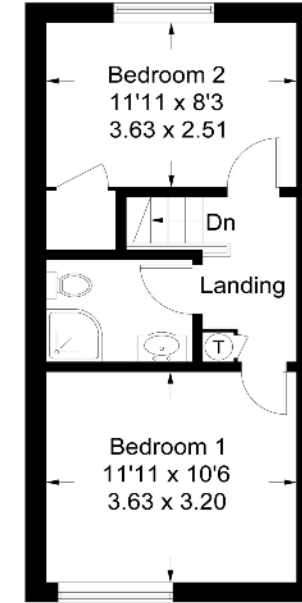
VIEWING

Strictly by prior appointment with Warren Powell-Richards.





Ground Floor
354 sq ft / 32.9 sq m



First Floor
329 sq ft / 30.6 sq m

Approximate Gross Internal Area = 683 sq ft / 63.5 sq m
Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2016 (ID 221037)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	77
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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