

30b Ackender Road

Alton, Hampshire, GU34 1JS

Price £215,000

wpr



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Price £215,000 Share of Freehold

- High Street 0.25 mile
- Less on foot
- The Butts & water meadows nearby
- Access to road routes

An beautifully presented first floor 1 bedroom maisonette situated in a highly popular location a short walk from Alton town centre and with the benefit of off-road parking, a share of the freehold and a courtyard garden.

- Living/dining room
- Modern fitted kitchen
- Bathroom
- Private courtyard garden
- Chain-free sale

DESCRIPTION

The property has been well planned and offers spacious accommodation which includes a refitted kitchen and bathroom, a large living/dining room with feature fireplace, a spacious reception hall and one double bedroom with built in wardrobes.

The property would suit a first time buyer, buy-to-let investor or someone downsizing looking for a convenient town location.



LOCATION

The property is set approximately 350 metres from the M&S Foodhall. Situated in a prized town centre road which enjoys an access only restriction. Ackender Road boasts a pleasing eclectic mix of housing styles, predominately from the Victorian era. A massive attribute with this property is the close proximity to Alton's vibrant town centre with its array of major and family shops, restaurants and inns, the aforementioned M&S, Waitrose, Sainsbury's and Aldi stores, primary and senior schools, a library, museum and gallery. Just beyond the town centre lies the station (Waterloo line), HSDC Alton College and Kings Pond, with the Alton School, Alton Sports Centre and 2 golf courses on the outskirts. The town has churches of several denominations and an intricate network of town footpaths also leading to the water meadows.

DIRECTIONS

From the M&S Foodhall, at the western end of High Street, Alton, proceed along Butts road turning right into Ackender Road where the property can be found on the right.

SERVICES

All mains services

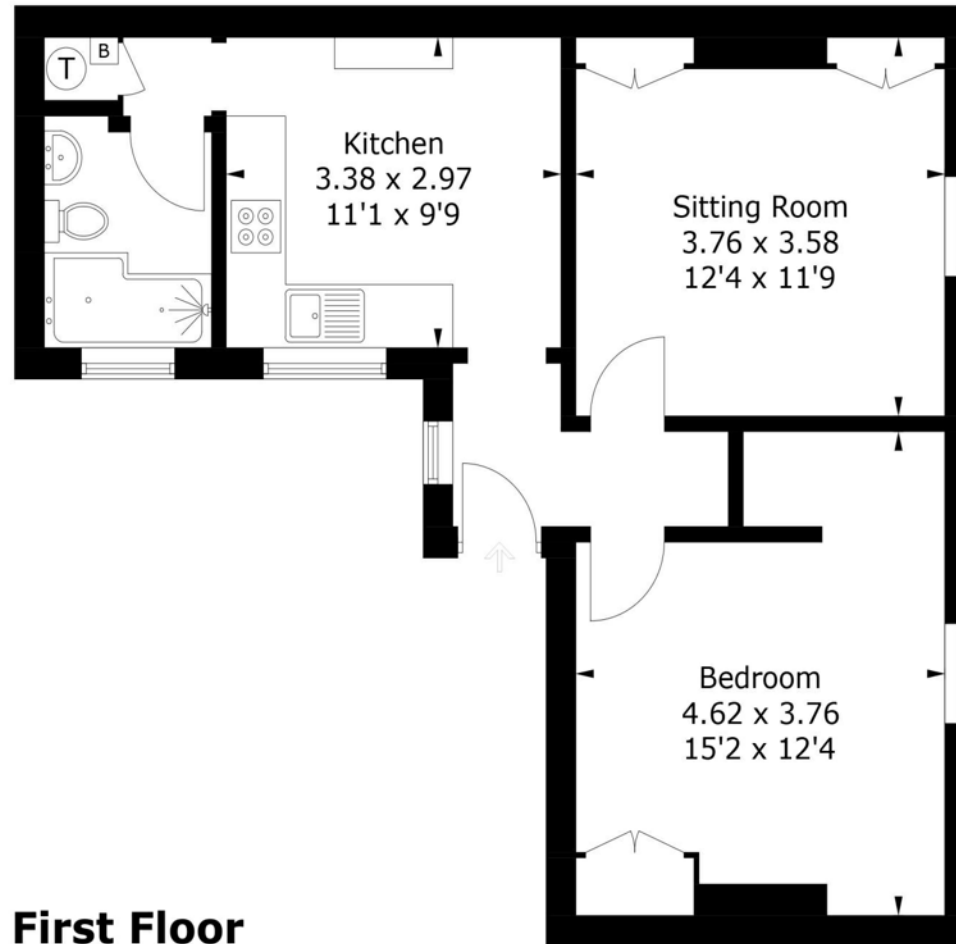
COUNCIL TAX

Band A - East Hampshire District Council.



Ackender Road, GU34

Approximate Gross Internal Area = 49.5 sq m / 533 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	41 E	
21-38	F		
1-20	G		

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

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