

30b Ackender Road

Alton, Hampshire, GU34 1JS

Price £215,000

wpr



## 30b Ackender Road

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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

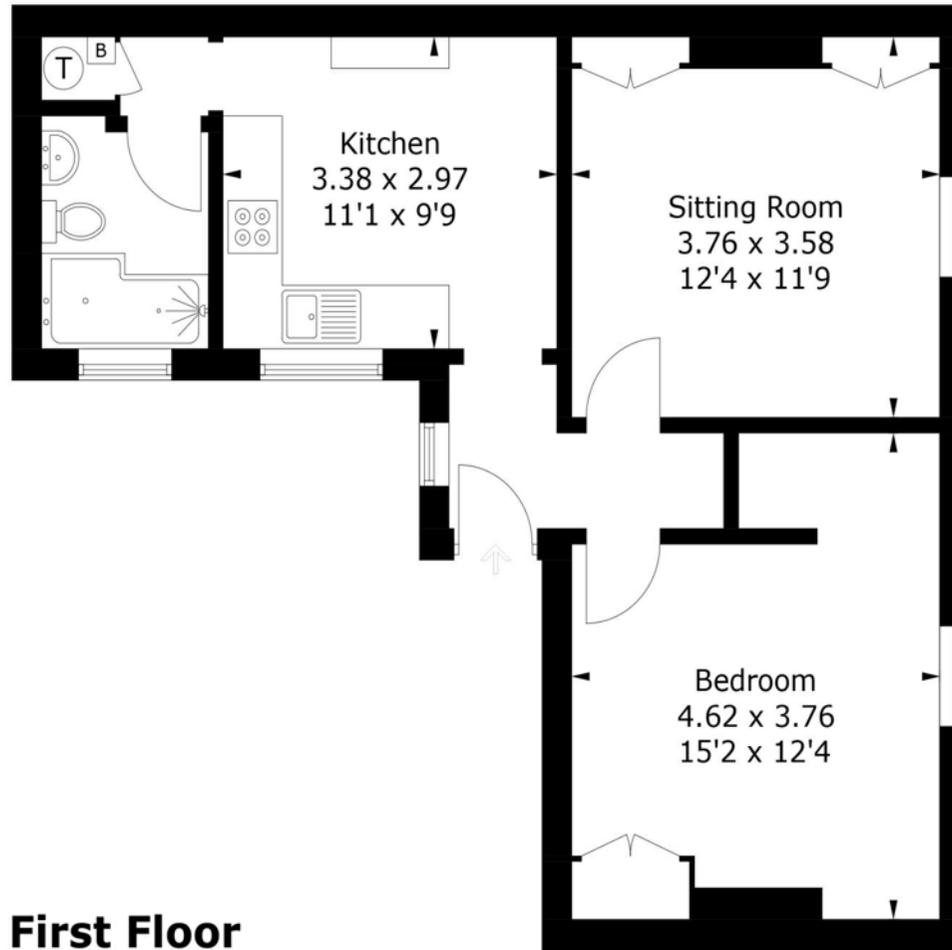
## COUNCIL TAX

Band A - East Hampshire District Council.



# Ackender Road, GU34

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



**First Floor**

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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