

49 Southview Rise

Alton, Hampshire, GU34 2AG

Price £359,950

warren 
powell-richards



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Price £359,950 Freehold

- Local shops 0.1 mile
- Countryside & allotments nearby
- High Street 0.65 mile
- Schools & College in vicinity

A 3 bedroom semi-detached house with large corner plot occupying an elevated setting with views over Alton.

- Living room
- Kitchen/dining room
- Conservatory
- 3 bedrooms & family bathroom
- Detached garage & parking
- large rear garden
- Gas central heating

DESCRIPTION

Set back with a long front garden on the corner of Oakdene, is this bright and spacious 3 bedroom house. There is an entrance porch leading to the living room which in turn leads to the kitchen/dining room and the conservatory. On the first floor there are 3 bedrooms and a family bathroom with white suite, the landing has an airing cupboard and loft hatch. The rear garden is a particular feature of the property being a corner plot. There are several areas of lawn with established shrub borders as well as a patio and greenhouse. There is also access to the garage via a rear gate.



LOCATION

Southview Rise, a popular residential road in the Amery Farm area, has a shopping parade, bus service, water meadows, St Lawrence Primary and Amery Hill senior schools, Alton College, St Lawrence Church, allotments and open countryside in the neighbourhood. Walker friendly Alton, an historic old market town, has High Street shops, Sainsbury's, Aldi, Iceland, M&S and Waitrose stores, The Curtis Museum and Allen Gallery, a station (Waterloo line), a sports centre and two outlying golf courses.

DIRECTIONS

From the Palace Cinema mini-roundabout at the station end of the town centre, exit towards Alton College. At the Crown Hotel mini-roundabout, turn right up Church Street still towards the College. Proceed ahead at the next mini-roundabout towards the College. Then turn second left into Greenfields Avenue and second right into Southview Rise. The house is on the left hand side.

SERVICES

All mains services.

COUNCIL TAX

Band D - East Hampshire District Council.



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VIEWING

Strictly by prior appointment with Warren Powell-Richards



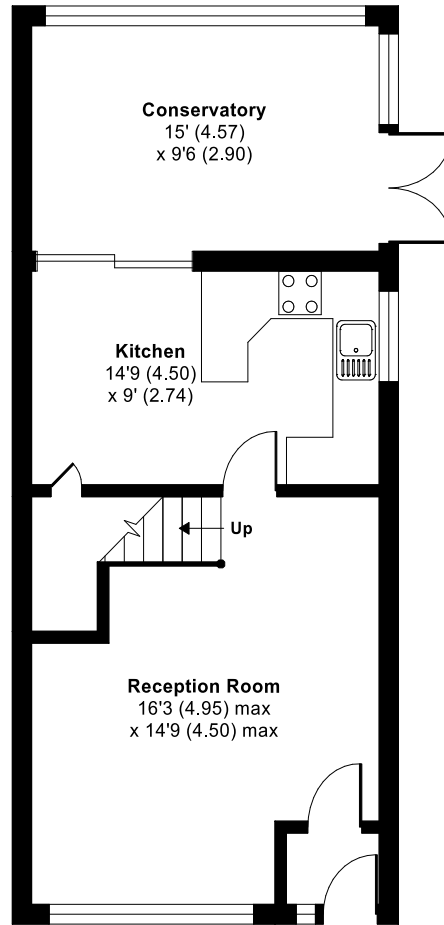
Southview Rise, Alton, GU34

Approximate Area = 955 sq ft / 88.7 sq m

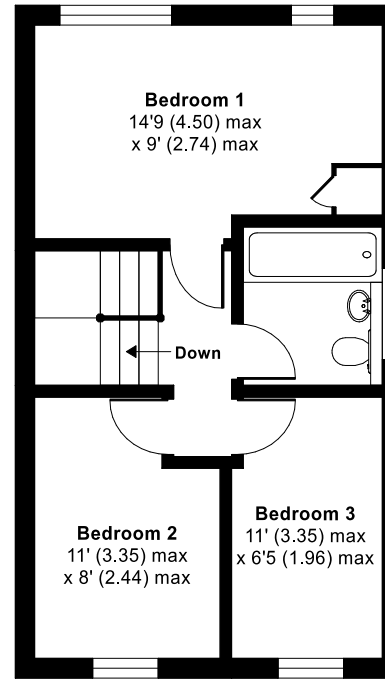
Garage = 156 sq ft / 14.4 sq m

Total = 1111 sq ft / 103.2 sq m

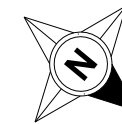
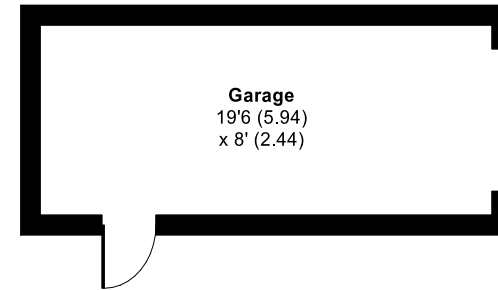
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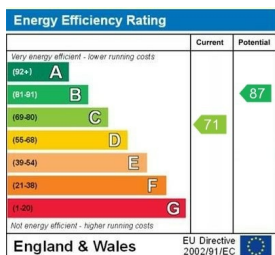
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlhcom 2021. Produced for Warren Powell-Richards. REF: 738423



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