

31 Spital Hatch  
Alton, Hampshire, GU34 2SU

Price Guide £350,000

wpr





## 31 Spital Hatch

Alton, Hampshire, GU34 2SU

Price Guide £350,000 Freehold

- Alton Station 1/3 mile
- Alton High Street just over 1/2 mile
- A31 trunk road 3/4 mile
- King's Pond 150 yards

An exciting opportunity to acquire a 3 bedroom terraced house in need of some modernisation but offering a large south westerly garden and private off-street parking. Chain Free.

- Formal entrance hall with cloakroom
- Large garden facing living room with door to patio
- Fitted kitchen & useful internal storage cupboard
- 3 decent bedrooms
- Bathroom
- Enclosed front garden
- South west facing rear garden (60')
- Rear private parking accessed from service road
- Gas central heating & double glazing

### DESCRIPTION

An opportunity to purchase this centre terraced property in need of modernisation and boasting 3 bedrooms and a generous rear garden. The property benefits from gas central heating and double glazing, off-road parking and also offers no onward chain. The rear garden is in need of attention but currently boasts mature shrubs and the opportunity to expand the private parking if required.





## LOCATION

Set on the south eastern outskirts of Alton yet within a short walk from the station (commuter service to London Waterloo minimum journey time 67 minutes) and adjacent Waitrose store. The neighbourhood also has walks around King's Pond, the start of the River Way, a spectacular 21 mile walk through the South Downs National Park, shops on Normandy Street, St. Lawrence Roman Catholic Church, Worldham Golf Course and the Watercress Steam Railway line. Nestling in the Wey Valley, Jane Austen's town of Alton has high street shops, further stores such as M&S, Sainsbury's, Iceland, Aldi and Lidl, primary and senior schools, HSDC Alton College, cultural facilities and weekly and specialist market events. Alton's historic town also has a sports centre, rugby and cricket clubs and access to countryside and village pubs.

## DIRECTIONS

From the Sainsbury's mini-roundabout on Drayman's Way, Alton's inner relief road, proceed to the next mini-roundabout by the Cala new homes development. Turn right onto Lower Turk Street continuing as Ashdell Road. At the staggered crossroads, proceed diagonally ahead onto Mill Lane. The property will be found on the right.

## COUNCIL TAX

Band C - East Hampshire District Council.

## SERVICES

All mains services.



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## VIEWING

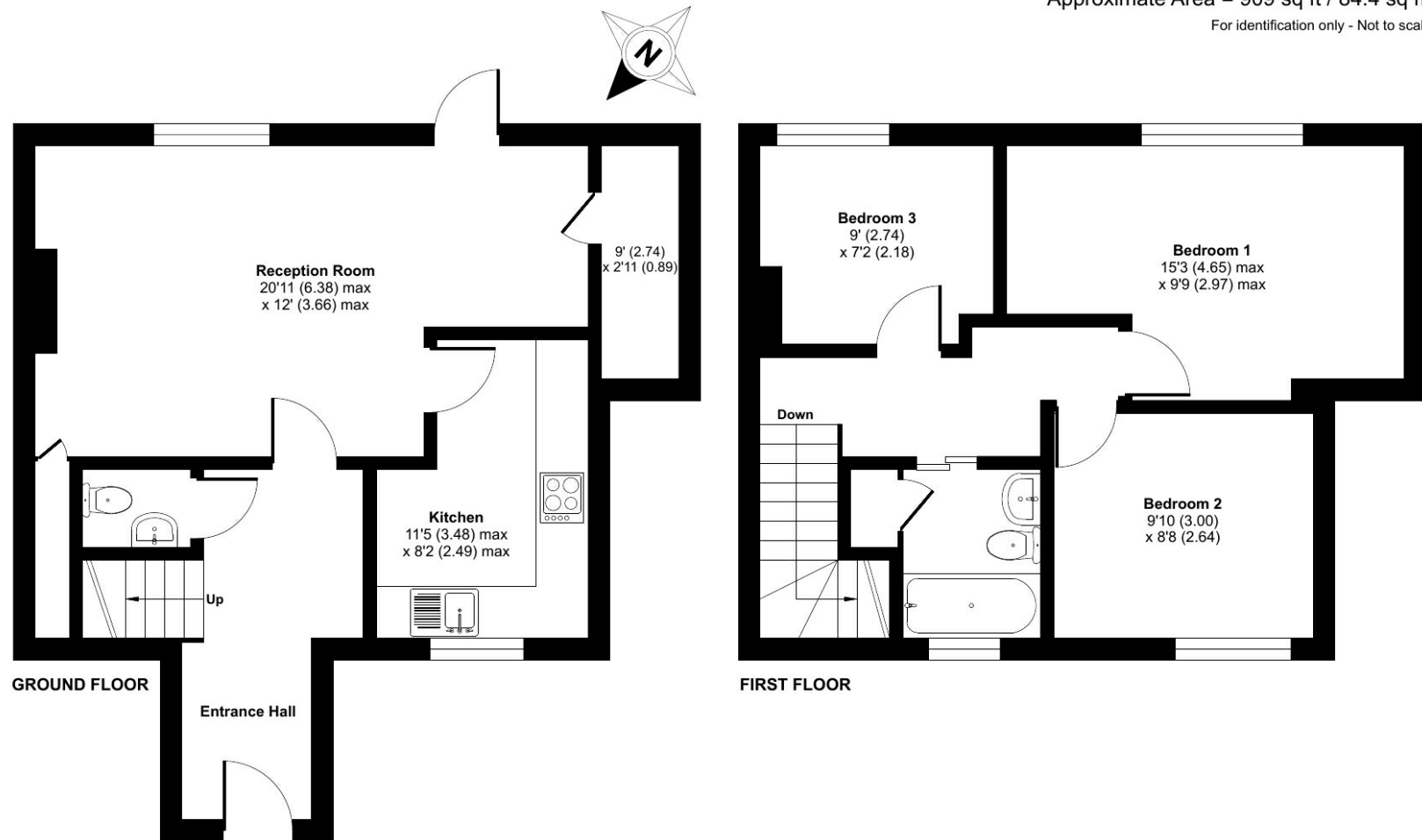
Strictly by prior appointment with Warren Powell-Richards



# Spitalhatch, Alton, GU34

Approximate Area = 909 sq ft / 84.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checon 2024. Produced for Warren Powell-Richards. REF: 1109815

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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