

1 Westbrooke Road

Alton, Hampshire, GU34 1JL

Price £349,950

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Price £349,950 Freehold

- High Street nearby
- Opposite Westbrooke Gardens
- Alton Station 0.8 mile
- Bowls & events close by

An attractive 2/3 bedroom end of terrace character cottage in a prime town centre location with a delightful west facing garden.

- Living room with bay window
- Entrance hall
- Dining room with wood burner
- Fitted kitchen
- Lovely gardens
- Upstairs bathroom

DESCRIPTION

This pretty Edwardian cottage has been well maintained by the current owner and has replacement double glazed windows as well as a replacement Worcester gas boiler. The kitchen is well equipped with appliances and has direct access to the garden. The living room benefits from a gas fire with surround and a bay window, there is a log burner in the dining room and feature fireplaces in the bedrooms. There is a white bathroom suite located on the 1st floor. The garden is a particular feature of the property with patio area, small pond, further seating areas, shrubs and small trees.



LOCATION

This charming cottage is located opposite Westbrooke Gardens, the central public gardens, which have a programme of events, a bandstand and a bowling green. The neighbourhood includes the Market Square, town shops and stores, restaurants and inns, a library, community centre and town and stream side walks. This old market town includes a weekly street market, churches of several denominations, local societies, and the Curtis Museum. There are Sainsbury's and M & S in-town stores, a station (Waterloo line) with an adjacent Waitrose store, fitness clubs, doctors surgeries and, on the outskirts, a retail park, sports centre and two golf courses. Alton is renowned for its Civil War and brewing history, the Mid Hants steam railway line and its much cherished connections with Jane Austen.

DIRECTIONS

From the row of banks opposite the Swan Hotel on High Street, Alton, turn right beside Boots the Chemist up Market Street. Continue ahead beside the Market Square becoming Lenten Street. Then turn 2nd left into Westbrooke Road. The cottage is on the right hand side.

COUNCIL TAX

Band C - East Hampshire District Council.

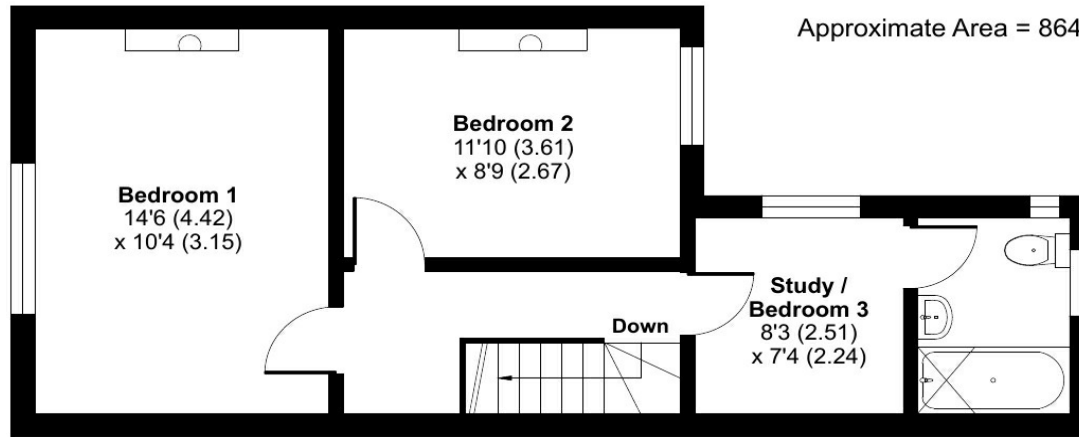
SERVICES

All mains services.

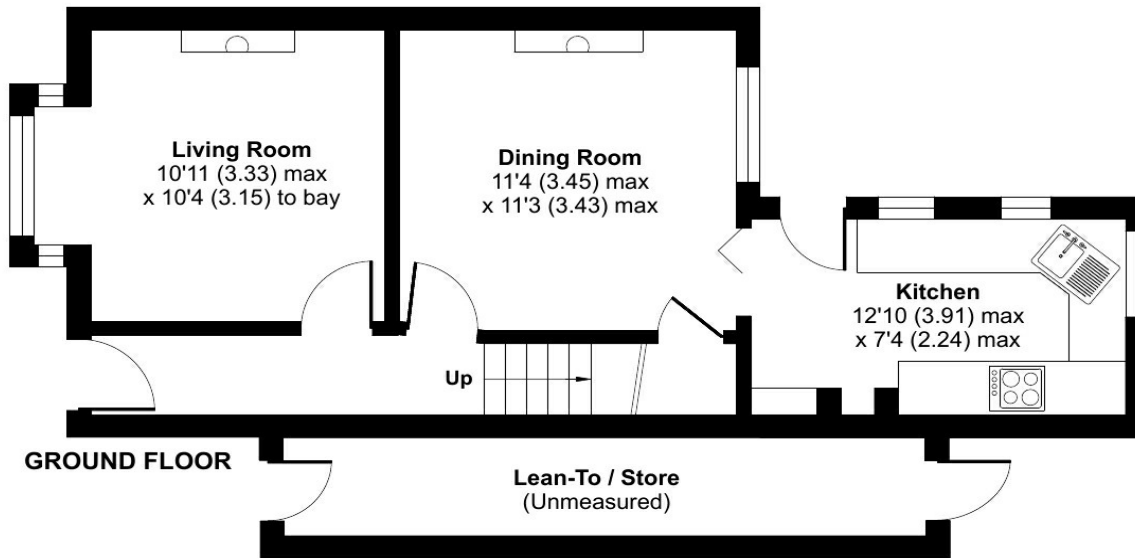


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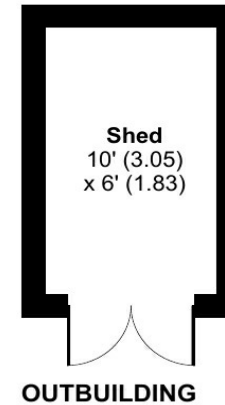
Approximate Area = 864 sq ft / 80.2 sq m exclude (lean to / store)
 Outbuilding = 60 sq ft / 5.6 sq m
 Total = 924 sq ft / 85.8 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Warren Powell-Richards. REF: 959868

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

82

65

England & Wales EU Directive 2002/91/EC

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

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