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7 Merlin Road

Four Marks, Alton, Hampshire GU34 5DE

Price £399,950



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Price £399,950 Freehold

- Village shops within ¼ mile
- Alton town within 4.5 miles
- Alresford & Itchen Valley within 7.7 miles
- Winchester within 13 miles

A scintillating opportunity to acquire a lovely modernised semi-detached cottage set within a bold south facing plot within a pleasing residential setting. As well as the large rear garden there is an abundance of front courtyard off street parking.

- Enclosed entrance porch
- Small entrance hall
- Living room with corner fireplace
- Beautifully fitted kitchen, also open plan
- Family dining area
- Downstairs shower room with WC
- Hall, stairs & landing
- 2 bedrooms
- First floor bathroom
- Gas central heating & double glazing
- Large rear garden enjoying a southerly aspect
- Large front courtyard for private parking

DESCRIPTION

An excellent opportunity to purchase a charming semi-detached cottage which has benefited from a thorough modernisation programme within the last few years and now offers stylish well thought through accommodation. As mentioned, the property boasts an outstanding amount of private parking which should prove sufficient for most needs.



The rear garden is neat and tidy and predominantly lawned whilst enjoying a glorious southerly orientation. The property boasts double glazing, gas central heating and a recently fitted kitchen along with shower room and upstairs bathroom.

LOCATION

Positioned on a favoured residential road and away from busy roads within the heart of Four Marks village. Four Marks offers a golf course, primary school, local shops including a bakers, wine merchants, Co-op and Tesco Express, garage, M&S outlet, village fish and chips, village hall, bus services, churches, recreational facilities, doctors and vet surgeries with the cherished Watercress Steam Railway line. The nearest town is Alton with its historic centre offering major shops such as M&S and Sainsbury's, weekly and specialist market events and bistros and restaurants. Additionally the town has a station, (Waterloo Line), Waitrose, Wickes and Aldi stores, senior schools, Alton School, HSDC Alton College and a sports centre. Alresford to the south west is recognised for its picturesque Broad Street, walks beside chalk streams and Perins Academy School.

DIRECTIONS

From Alton, take the A31 towards Winchester. Upon entering the speed limits in Four Marks turn immediately first left into Telegraph Lane. Then turn first right into Blackberry Lane. Continue for a way turning right into Merlin Road whereupon the property can be found on the left hand side.

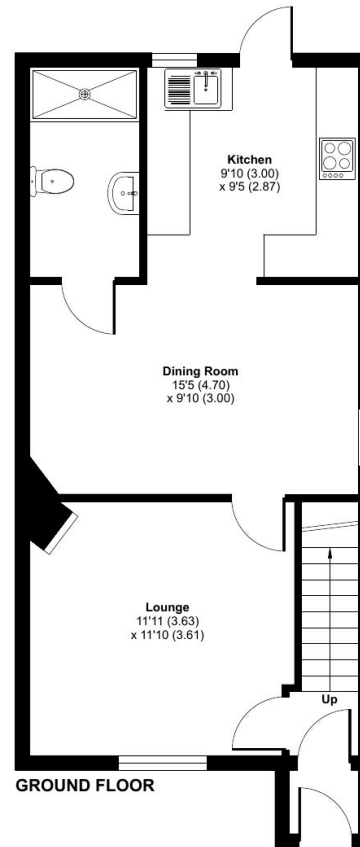
COUNCIL TAX

Band D - East Hampshire District Council

SERVICES

All mains services

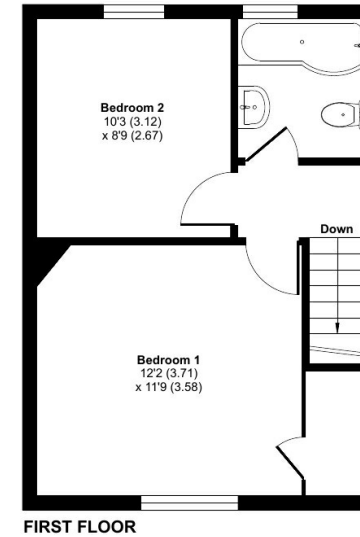




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Approximate Area = 853 sq ft / 79.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Warren Powell-Richards. REF: 1050135

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		45	77
EU Directive 2002/91/EC			

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