

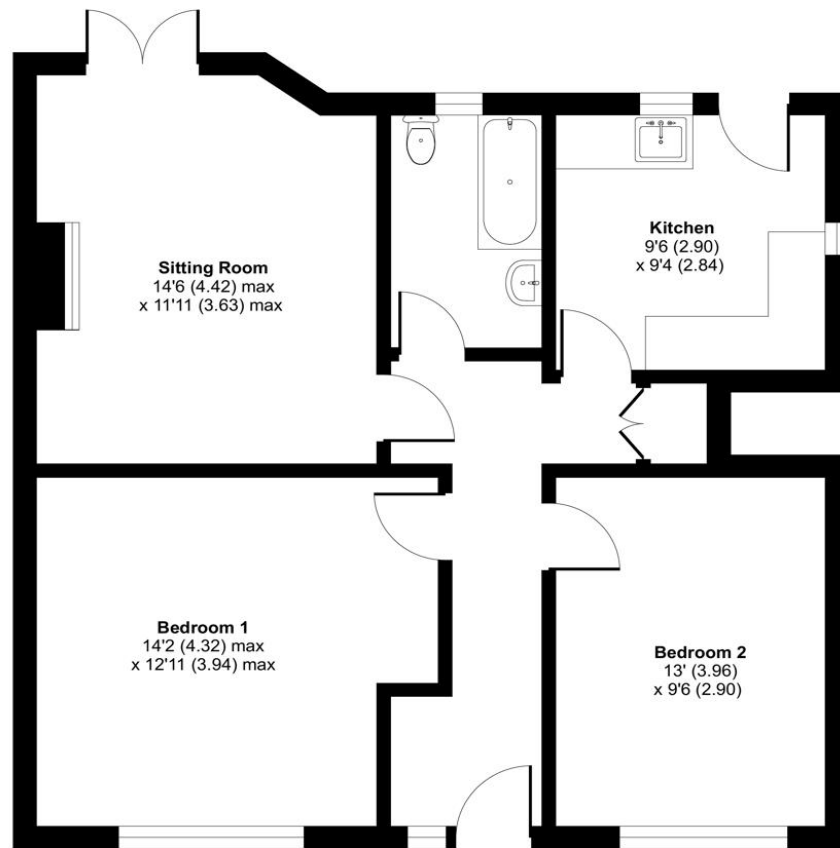


Beechwood Road, Alton, Hampshire, GU34 1RL



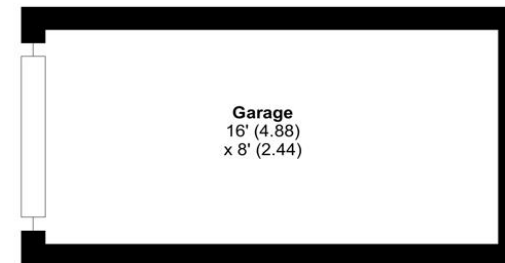
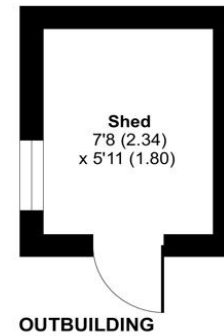
ACCOMMODATION

This wonderful ground floor maisonette, is offered with potentially no onward chain, and is in an ideal location, within close proximity to local schools, the Alton leisure centre, recreational facilities, Alton high street, and the train station with a direct line to London Waterloo. Enter through the private front door into an inviting entrance hall, leading to a light-filled sitting room featuring an exposed brick fireplace with wood surrounds. The fitted kitchen and separate utility store provide ample storage and features a charming butlers sink. This residence offers two generously sized double bedrooms, ensuring ample space for both relaxation and entertainment. Both bedrooms are served by a traditional white bathroom, which exudes timeless charm. Externally a Westerly-facing Garden with lawns and patio, provides ample space for outdoor recreation. The convenience of off-road parking and a garage enhances the allure of this property, providing practicality. Additional features include double glazing and gas-fired central heating, ensuring comfort and efficiency year-round.



GROUND FLOOR

Approximate Area = 734 sq ft / 68.1 sq m
 Garage = 128 sq ft / 11.8 sq m
 Outbuilding = 46 sq ft / 4.2 sq m
 Total = 908 sq ft / 84.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1058824



SITUATION

The Georgian market town of Alton has a wide range of shopping facilities, excellent road links with the A31 for Farnham, Guildford and Winchester, excellent secondary education and a sixth form college. There is a sports complex with a swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.



SPECIFICATION

- Potentially no onward chain
- 14'6 sitting room with French doors to private gardens.
- Two spacious double bedrooms
- Off-road parking with a garage (Not Used)
- Fitted kitchen and separate utility store.
- Traditional white bathroom for timeless elegance
- Westerly-facing Garden with lawns and patio
- Double glazing and gas-fired central heating

LOCAL AUTHORITY

East Hampshire District Council

GUIDE PRICE

Asking Price £270,000

TENURE

Leasehold

Unexpired Years: 90

Annual Ground Rent: £10

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £12

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.