

# Hellards



*At home in Alton*

# 25 The Ridgeway

ALTON, HAMPSHIRE, GU34 2RZ

## Asking Rent £ 950 PCM

- EPC Rating D
- Holding Deposit £219.23
- Deposit £1096.15
- Council Tax Band B
- Newly Redecorated
- Sitting / Dining Room
- Kitchen
- Bedroom
- Bathroom
- Front Garden
- One Allocated Parking Space



A newly redecorated home, located in this popular residential area close to the amenities in Alton.







Set side on to the road, the property is approached via a small pathway leading to the private front garden. Upon entering, there is a sitting / dining room with a spiral staircase to the first floor. There is also kitchen with a range of base and eye-level units and a washing machine, oven oven and hob.

Upstairs is the main bedroom, which is dual aspect and with a built-in wardrobe. The bathroom has a white suite, with shower over the bath.

To the front is a private garden, with front path and small storage unit to the side.

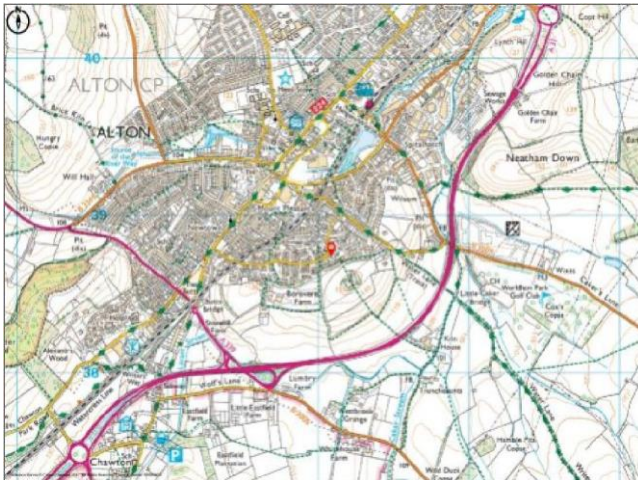
There is one allocated parking space.

The market town of Alton has a Waitrose, M&S and Sainsbury food stores, along with other shops and facilities. In addition, Alresford, Petersfield, Farnham, Winchester and Basingstoke are within easy striking distance. There is good road access to London, the M25 and beyond via the A31, which runs through the village. There is direct mainline rail access to London from Alton, with Heathrow/Gatwick airports an hour away and Southampton airport about half an hour away.

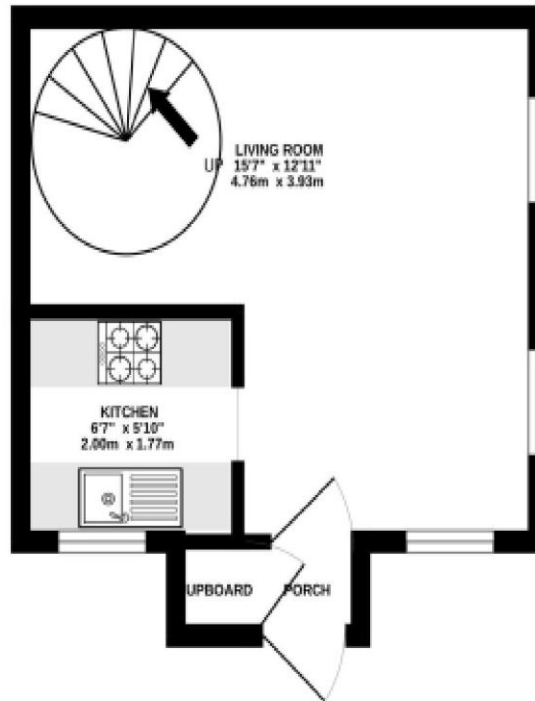


### **DIRECTIONS**

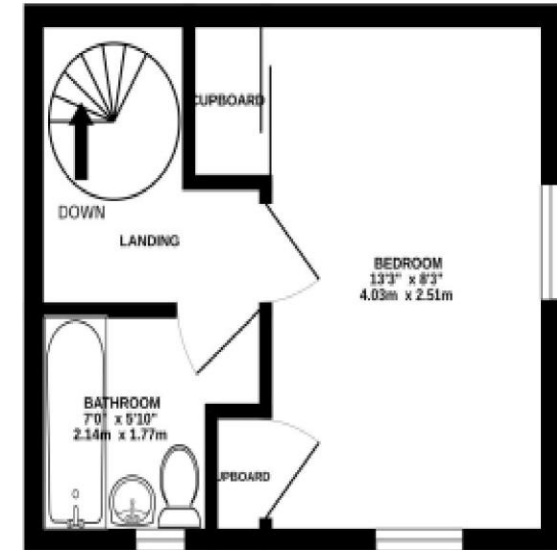
From our office in Alresford, head out of Town towards Bishops Sutton. Take the first exit from at the roundabout and continue on the A31 though Ropley and Four Marks. Come off the A31 and onto the A339 towards Alton. Go straight across the first roundabout, and at the next roundabout take the second exit onto Butts Road. A short way along, turn right into Borovere Lane. Continue along where the road turns into The Ridgeway. The property can be found on the right hand side, just after Wincanton Close.



**GROUND FLOOR**  
220 sq.ft. (20.4 sq.m.) approx.



**1ST FLOOR**  
206 sq.ft. (19.2 sq.m.) approx.



**TOTAL FLOOR AREA:** 426 sq.ft. (39.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		92
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	63	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

