



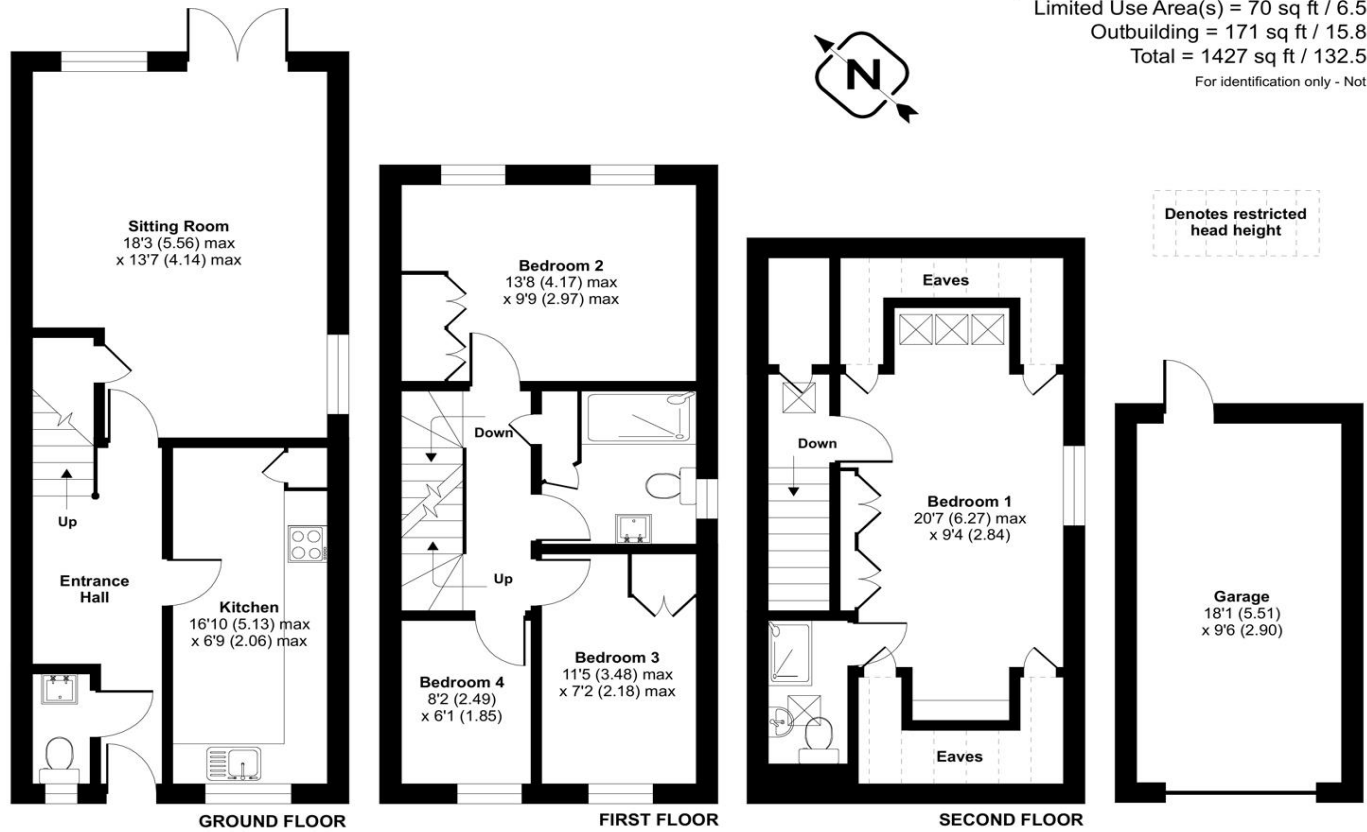
Bridge Road, Alresford, Hampshire, SO24 9HW





## ACCOMMODATION

Presenting an expansive modern townhouse conveniently nestled within walking distance of the town centre. This residence is thoughtfully designed, providing a harmonious blend of functionality and style. On the ground floor, the property showcases a well-appointed kitchen/breakfast area, a convenient cloakroom and a comfortable sitting/dining room, complete with patio doors providing access to the rear garden. Ascend to the first floor to discover three generously sized bedrooms and a tastefully arranged shower room. The second floor unveils the main bedroom, featuring an en suite shower room and captivating rear views overlooking playing fields. Ample storage space throughout the property adds a practical dimension to its allure. From the landing, ascend the stairs to the second floor, where the primary bedroom, nestled in the loft, awaits. Eaves storage cupboards and an en suite shower room enhance the comfort of this private space. The rear garden is meticulously laid to lawn and fully enclosed, offering a serene retreat. The property's approach from Bridge Road leads to the rear garage, complemented by off-road parking. Beyond the parking area lies an additional allotment, further enhancing the property's outdoor charm.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(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	

**Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Charters Estate Agents Limited. REF: 1082472

**SITUATION**

Alresford is a beautiful Georgian Town sporting a plethora of fine colour-washed homes. An extensive range of boutiques and specialist shops retail such items as antiques, gifts, food, and clothing. The centre sees also a thriving café culture supported by a host of eateries, pubs, hotels and restaurants.





**SPECIFICATION**

- No forward chain
- Modern townhouse
- Four bedrooms
- En suite to master bedroom
- Family bathroom
- Sitting/dining room
- Kitchen/breakfast area
- Garden
- Garage

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

**GUIDE PRICE**

Asking Price £500,000

**TENURE**

Freehold