



Beech Road, Alresford, Hampshire, SO24 9JS



ACCOMMODATION

Well-presented and ideally suited semi-detached three bedroom home within walking distance of Alresford town centre. The front door opens into a porch offering the ideal space for hanging coats and jackets and leads into a sizable sitting room with a feature fireplace and flows through to a dining room with double sliding doors which leads out to the rear garden. The modern fitted kitchen includes a range of integrated appliance's, with base and eye level units. The first floor continues to impress with three well-proportioned bedrooms and served by a modern family shower room, the principal bedroom boasts great built in storage. The home benefits from a low maintenance enclosed rear garden with great privacy and stairs leading to a detached garage. The garage has fully functioning electric doors and parking space in front, two further parking space can be found in front of the property. The property is being sold with no onward chain.

Approximate Area = 1018 sq ft / 94.5 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(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.

SITUATION

Alresford is a beautiful Georgian town of fine colour-washed houses and a place to shop not only for food and wine and other necessities from traditional butchers, fishmonger, greengrocer and wine merchant, along with two convenience stores, but also for antiques and fine art, designer furnishings and clothes, gifts and crafts. The centre also sees a thriving cafe culture supported by a host of eateries, pubs, hotels and restaurants. Several banks, pharmacies and other outlets meet day to day needs. The neighbouring market towns of Alton and Petersfield increase the range of local amenities and leisure pursuits available, both with Waitrose stores.



SPECIFICATION

- Sought after location
- Walking distance to Alresford town centre
- Three bedrooms
- Detached garage with electric door
- Ample parking
- No onward chain

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE

Asking Price £400,000

TENURE

Freehold