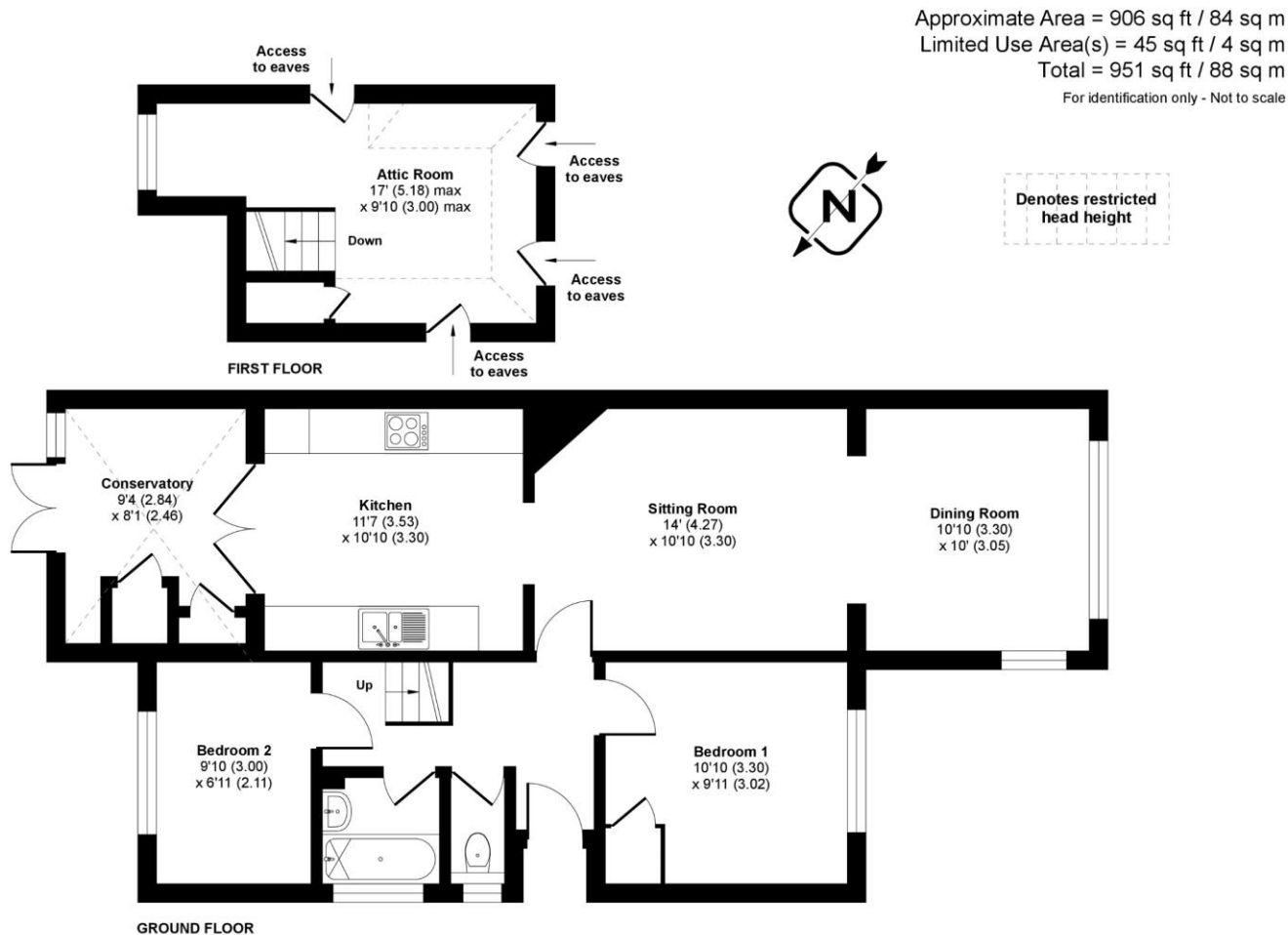


SPECIFICATION

- Two bedrooms
- Further attic room
- Extended sitting/dining room
- Remodelled kitchen
- Driveway parking
- Single garage
- Front and rear gardens
- Sought-after location

ACCOMMODATION

Pleasantly located on one of Alresford's most sought-after roads, this charming attached bungalow has been modernised throughout by the landlords to create a stylish home with the added benefit of driveway parking and a single garage. The front door is located to the side of the bungalow and leads to the entrance hall, with the main bedroom located on the right, a separate WC and bathroom on the left and a second bedroom to the rear of the property. The sitting room is generous in proportions and features a large window to the front where a dining area can be found. A refitted kitchen lies to the rear of the property which has been updated throughout to provide a bright room with clean lines and ample worktop space. Stairs rise from the hall to a useful attic room. Externally, there is a driveway to the front of the bungalow which allows for off-road parking for two cars; with a variety of mature hedges and shrubs. The garden to the rear of the property enjoys a good degree of privacy and is primarily laid to lawn with a patio area. A single garage in a nearby block can also be accessed on foot from the rear garden via a short footpath.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GUIDE PRICE

£1,600 per month

DEPOSIT

Security Deposit: £1,846.15 (Based on the current advertised rental)

Holding Deposit: £369.23 (Based on the current advertised rental)

AVAILABLE FROM

18th March 2024

MINIMUM TERM

12 Months

LOCAL AUTHORITY

Winchester City Council
 Council Tax Band: D



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2021. Produced for Charters Estate Agents Limited. REF: 773447



SITUATION

Alresford exudes the timeless charm of a Georgian town, boasting a collection of picturesque, colour-washed houses that enchant visitors at every turn. Renowned not only for its scenic beauty but also for its diverse shopping experiences, Alresford offers a delightful array of options catering to various needs and tastes. From traditional establishments such as butchers, fishmongers, greengrocers, and wine merchants to modern conveniences like two well-stocked convenience stores, the town ensures residents and visitors alike can easily procure essential items. Moreover, Alresford's appeal extends beyond mere necessities, inviting exploration of its vibrant antiques and fine art scene, designer boutiques featuring exquisite furnishings and clothing, as well as charming shops offering an array of gifts and crafts. The heart of Alresford pulsates with a lively café culture, with numerous quaint eateries, pubs, hotels, and restaurants beckoning patrons to indulge in culinary delights. Catering to everyday needs, the town also hosts essential services such as banks, pharmacies, and various other outlets, ensuring convenience is always within reach. Adding to its allure, Alresford enjoys proximity to Alton and Winchester, which offer a further expanding the spectrum of local amenities and leisure pursuits and direct commuter links to London.



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