

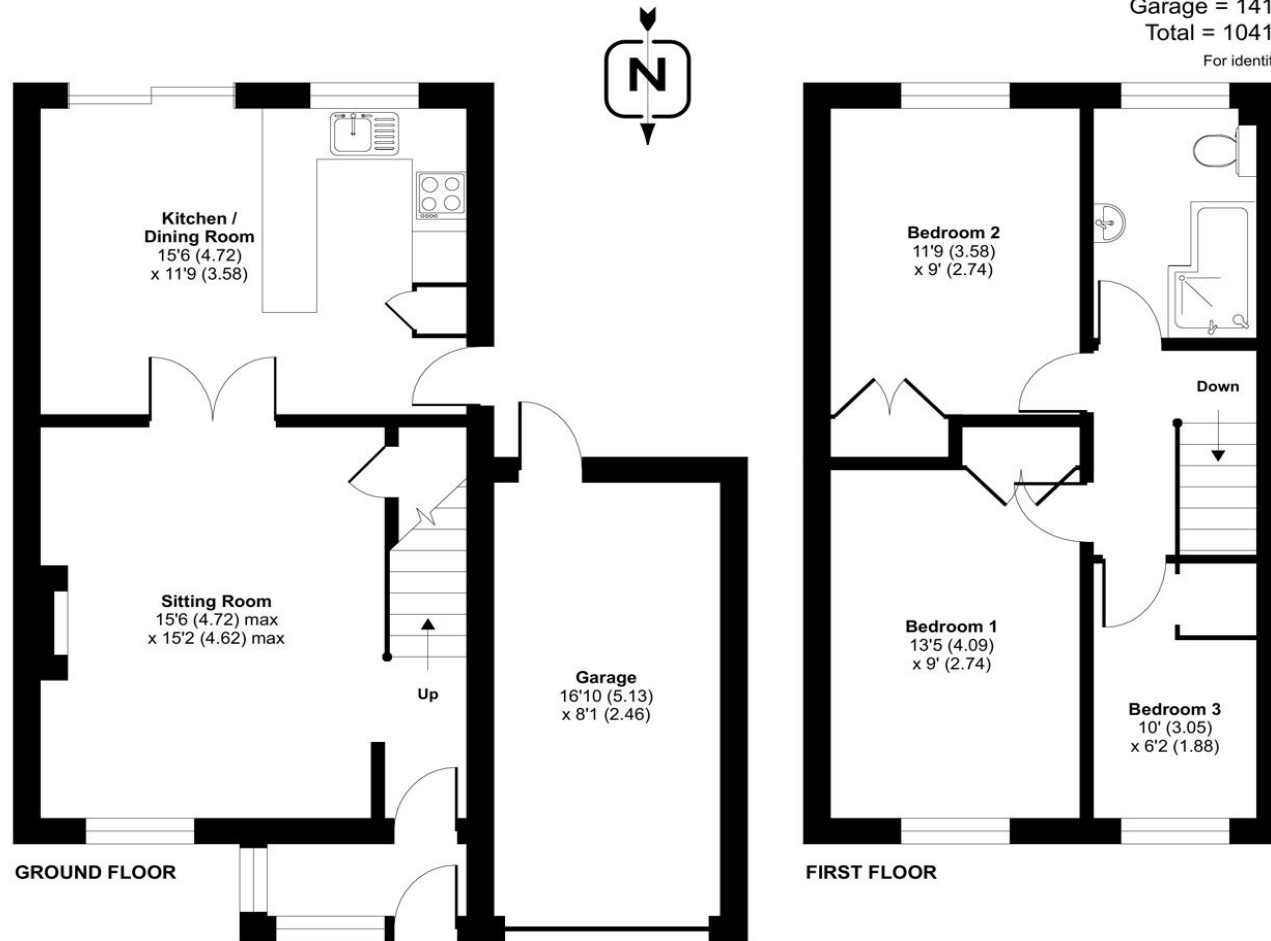




ACCOMMODATION

Nestled just a stone's throw away from Alresford town centre, this impeccably presented three-bedroom link-detached home offers a perfect blend of convenience and comfort. Upon entering, you're greeted by a welcoming porch, ideal for storing coats and jackets, leading into a cosy sitting room adorned with a charming wood burner as its centrepiece. Double doors lead through to the open plan kitchen/ dining room. The kitchen boasts fitted base and eye-level units, along with integrated appliances, providing both functionality and style. Double doors open out onto the rear garden, while a side door offers an alternative access point, adding convenience. Ascending to the first floor, three bedrooms await, two of which are generously sized doubles, served by a modern family bathroom. Outside, the private enclosed rear garden offers low-maintenance landscaping, featuring a lush lawn and mature borders, along with a brick-built shed for additional storage. The frontage boasts off-road parking and leading up to the garage, ensuring convenience for residents and guests alike.

Approximate Area = 900 sq ft / 83.6 sq m
 Garage = 141 sq ft / 13.1 sq m
 Total = 1041 sq ft / 96.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1089615



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. The town is home to the famous Watercress Line which is a railway with an almost unbeatable view. Being pretty historic, the railway runs through 10 miles of beautiful Hampshire countryside, adjacent to the South Downs National Park.



SPECIFICATION

- Close proximity to central Alresford
- Well-presented throughout
- Kitchen / dining room
- Link detached
- Off road parking & garage
- Private rear garden
- Modern family bathroom
- Three bedrooms

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE

Asking Price £400,000

TENURE

Freehold