



Jacklyns Lane, Alresford, Hampshire, SO24 9JJ



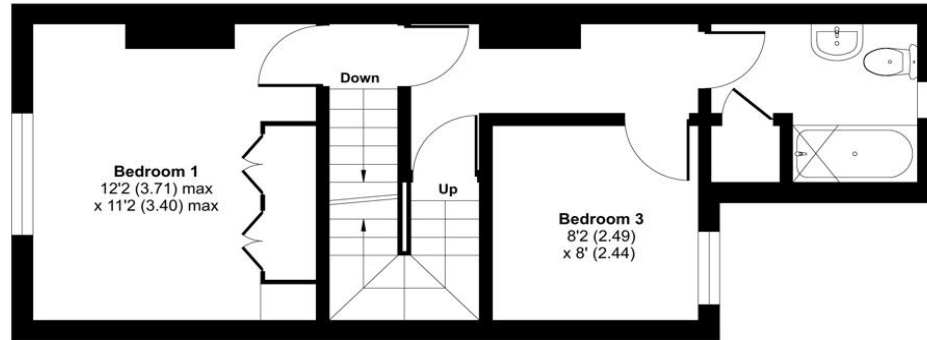
ACCOMMODATION

This captivating period mid-terrace residence is ideally positioned in the heart of the highly coveted market town of Alresford. Stepping through the front door leads to a porch flowing seamlessly into spacious sitting rooms, featuring an inviting bay window and a striking wood burner serving as the focal point. Beyond the kitchen lies a generously sized, modern open-plan kitchen-dining room thoughtfully designed to complement the property's style. It showcases a range of integrated appliances, ample dining space perfect for entertaining family and friends, and a door opening out to the rear garden. Adjacent to the kitchen is a convenient downstairs shower room. Ascending to the first floor, two well-proportioned double bedrooms await, with the principal bedroom offering ample built-in storage. Served by a modern family bathroom. The second floor continues to impress with an additional bedroom boasting stunning views. The private enclosed rear garden, predominantly laid to lawn, features raised gravel and a patio area ideal for alfresco dining. Completing the outdoor space are a shed, greenhouse, and a gate situated at the rear of the garden. The rear gate provides access to a public car park where residents can purchase a parking permit.

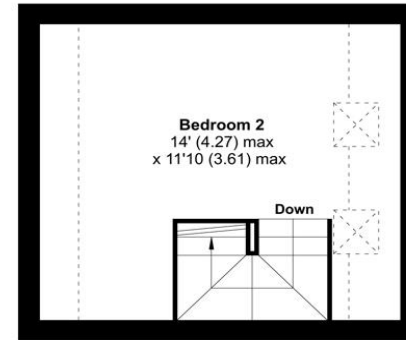


Approximate Area = 980 sq ft / 91 sq m
 Limited Use Area(s) = 42 sq ft / 4 sq m
 Total = 1022 sq ft / 95 sq m
 For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(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). © nitchecom 2023. Produced for Charters Estate Agents Limited. REF: 1058459



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, together with convenience stores, traditional butchers, fishmongers, fruit and veg and a pet shop and dry cleaners. A more comprehensive range of facilities are available in the nearby cathedral city of Winchester.



SPECIFICATION

- Sought after town centre location
- Period features
- Beautifully presented throughout
- Modern open-plan kitchen
- Separate bathroom and shower room
- Three bedrooms

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

ASKING PRICE

£475,000

TENURE

Freehold