



Orchard Close, Alresford, Hampshire, SO24 9PY





## SPECIFICATION

- Easy access into central Alresford
- Great privacy
- Three bedrooms
- Downstairs cloakroom
- Solar panels
- Two allocated parking spaces
- South-facing rear garden

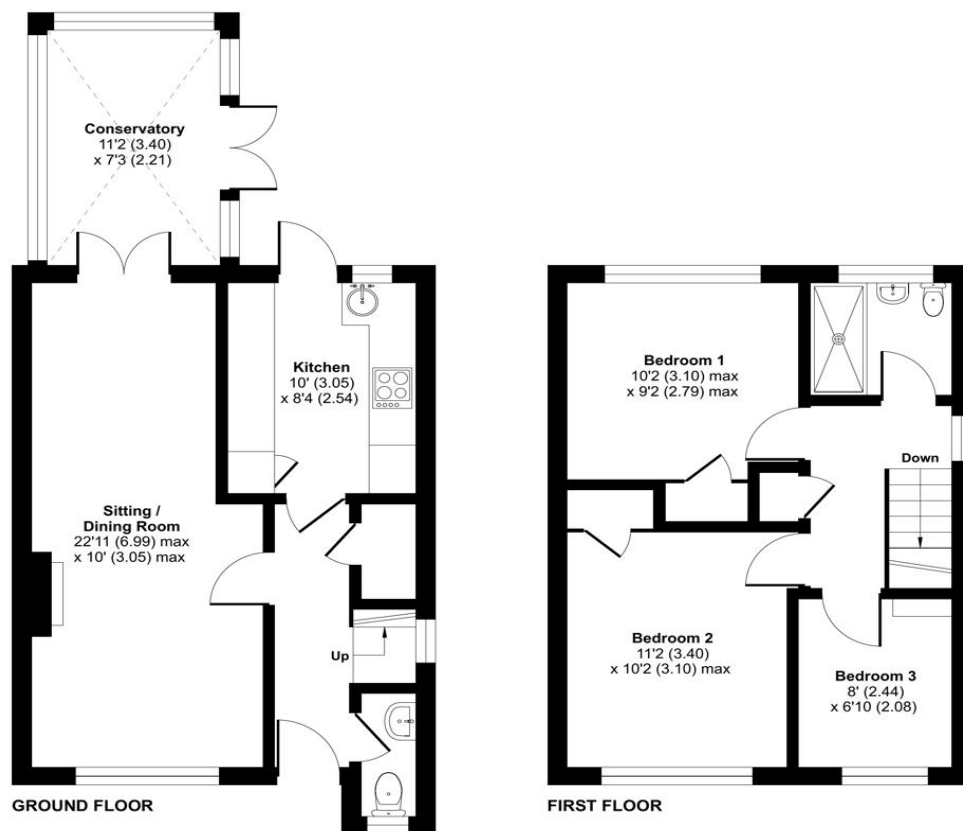
## ACCOMMODATION

Nestled away from the main thoroughfare, this impeccably presented three-bedroom semi-detached residence sits graciously on a generous plot, offering convenient access to Alresford town centre. The ground floor features a generously proportioned sitting/dining room seamlessly flowing into a delightful conservatory, which in turn leads out to the rear garden, creating a harmonious indoor-outdoor living experience. A well-appointed kitchen with both base and eye-level units provides ample storage and functionality, complete with a convenient rear garden access door. Additionally, the ground floor accommodation is complemented by a cloakroom and understairs cupboard, adding to the practicality of the layout. Ascending to the first floor, the property continues to impress with two double bedrooms and a single bedroom, all thoughtfully arranged and serviced by a modern family shower room, ensuring comfort and convenience for occupants. Outside, the residence boasts a spacious and private enclosed rear garden, complete with a shed for storage needs and a side gate providing an alternative point of access, enhancing both security and accessibility.



Approximate Area = 845 sq ft / 78.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	86
(81-91)	B		
(69-80)	C		
(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	



Scan the QR code to find out more information about this property.



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: 1084608



### 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.

### LOCAL AUTHORITY

Winchester City Council  
Council Tax Band C  
Minimum Term 12 Months

### £1,700 PER MONTH

Security Deposit £1,961.53 (based on advertised rental price)  
Holding Deposit £392.30 (based on advertised rental price)





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