



Goodmans Court, Alresford, Hampshire, SO24 9FA

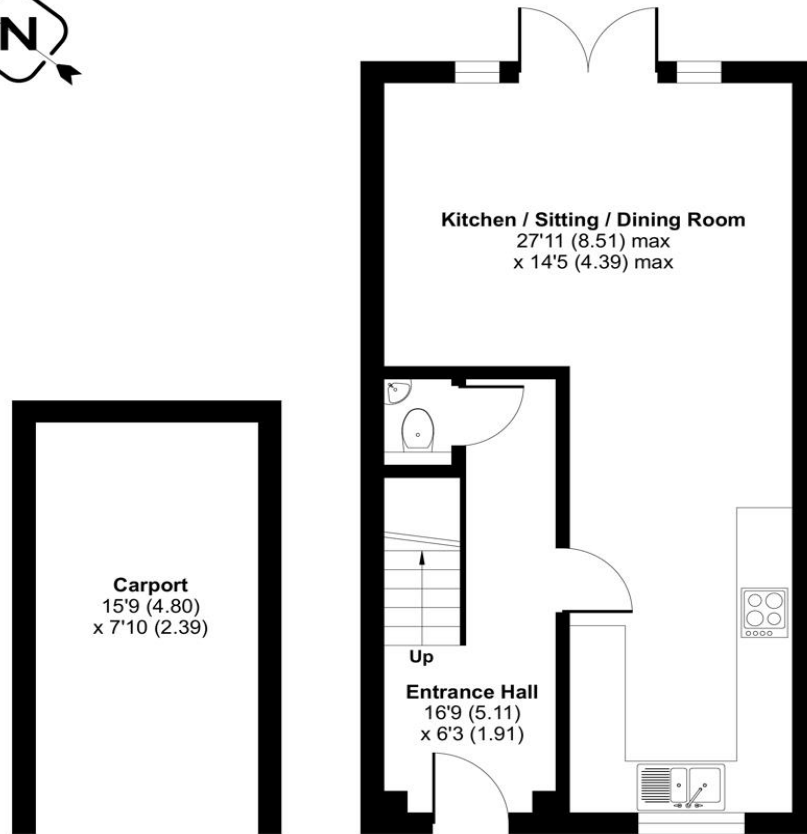


## ACCOMMODATION

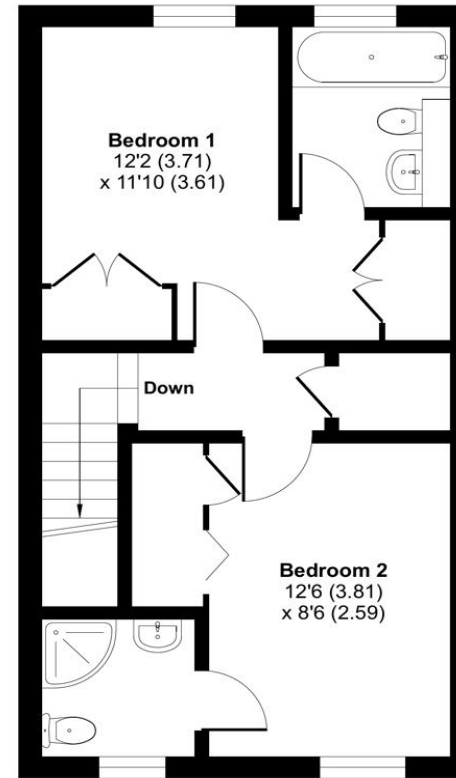
Presenting a beautifully finished modern home which is ideally located in the heart of Alresford town centre, offering convenient access to a plethora of amenities. Upon entry through the front door, you are greeted by a welcoming entrance hall, where to the right lies a contemporary open-plan kitchen/dining/sitting room. The kitchen is adorned with base and eye-level units and integrated appliances. The dining space seamlessly flows into a generously sized sitting room, featuring double doors that open out onto the rear garden and flood the room with superb natural light. Completing the downstairs accommodation is a convenient guest cloakroom. Ascending to the first floor, the property continues to impress with two spacious double bedrooms, each boasting ample storage and modern en-suites for added convenience. The low-maintenance and enclosed rear garden is arranged over three levels and offers a high degree of privacy, making it perfect for outdoor entertaining and al fresco dining. A gate at the rear of the garden provides access to the parking area, where the property benefits from two allocated parking spaces. This residence epitomizes modern living in a highly desirable location, offering both style and functionality for discerning homeowners.

Approximate Area = 804 sq ft / 74.6 sq m (excludes carport)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2024. Produced for Charters Estate Agents Limited. REF: 1105482



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>82</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## SITUATION

The nearby centre of Alresford is a beautiful Georgian town with an extensive range of boutiques and specialist shops, together with a thriving café culture and a host of 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. There are mainline stations at Alton, Winchester and Basingstoke, together with good access to the M3 and A3 both of which offer direct routes to London.



### SPECIFICATION

- Stunning two-bedroom home
- Central Alresford location
- Beautifully presented throughout
- Modern fixtures and fittings
- Two double bedrooms
- Two en-suite bathrooms and ground floor cloakroom
- Ample built in storage
- Two parking spaces



### LOCAL AUTHORITY

Winchester City Council (Tax Band C)

### ASKING PRICE

£540,000

### TENURE

Freehold

***Maintenance Charge - £130.00 per annum for the driveway and parking areas.***