





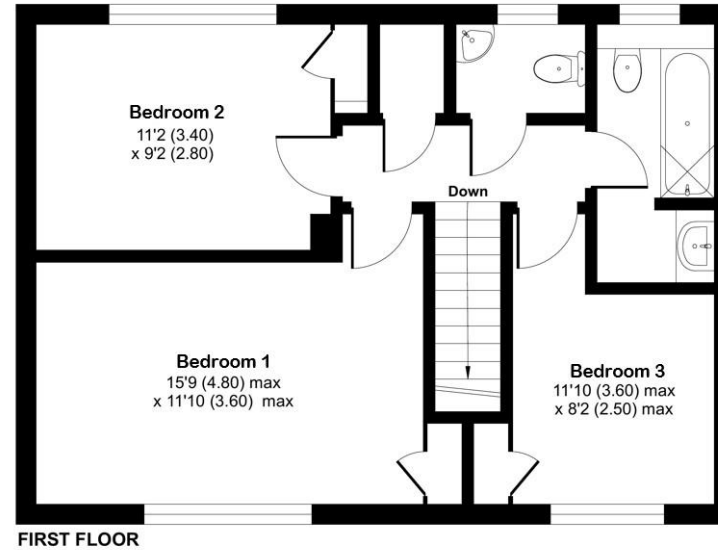
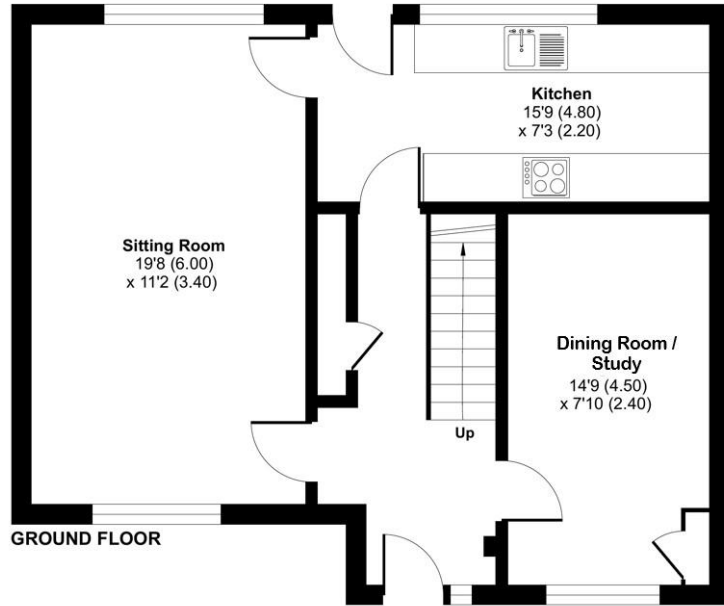
ACCOMMODATION

A stunning semi-detached home, tastefully refurbished to a high standard throughout. The front door opens into a welcoming entrance hall that serves the downstairs accommodation. To the right, a door leads into a versatile dining room/study. To the left, a door opens into a sizable double-fronted sitting room, featuring bifold doors that open out into the garden and another door leading into the kitchen. The modern fitted kitchen includes base and eye-level units, a range of integrated appliances, and a door to the garden. The first floor continues to impress with three double bedrooms, all with built-in storage. These bedrooms are served by a modern family bathroom, with an additional WC providing great versatility. The private, enclosed rear garden enjoys a sunny southern aspect and is mainly laid to lawn with borders on the side. A patio area offers an ideal space for entertaining, and a shed provides additional storage. The frontage offers ample off-road parking leading up to the house.



Approximate Area = 1123 sq ft / 104.3 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | | |
| (39-54) | E | 49 | |
| (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: 1131486



SITUATION

Alresford is a beautiful Georgian town sporting a plethora of fine colour-washed homes and an extensive range of boutiques and specialist shops retailing 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 River Arle flows through the town and on into the River Itchen.

Alresford is also well placed for several major towns. London can be reached by road with access to the M3 at Winchester or Basingstoke or the A3 at Guildford and on to the M25 orbital motorway for the airports. There are mainline stations at Winchester and Alton, both on the Waterloo line.



SPECIFICATION

- Newly refurbished throughout
- Easy access to central Alresford
- Modern fixtures & fittings
- Stunning presentation
- Three double bedrooms
- Spacious living accommodation
- South facing rear garden
- Ample off-road parking
- No onward chain

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

ASKING PRICE

£475,000

TENURE

Freehold