



At home in Alresford

Chapel Cottage, The Dean

ALRESFORD, HAMPSHIRE, SO24 9BQ

Asking Rent £ 1,500 PCM

- Energy Performance Rating Awaited
- Holding Deposit £346.15
- Deposit £1730.75
- Council Tax Band D
- Newly Refurbished
- Sitting Room
- Kitchen
- Bathroom
- Two Double Bedrooms
- Courtyard Garden

A newly refurbished cottage, located on The Dean





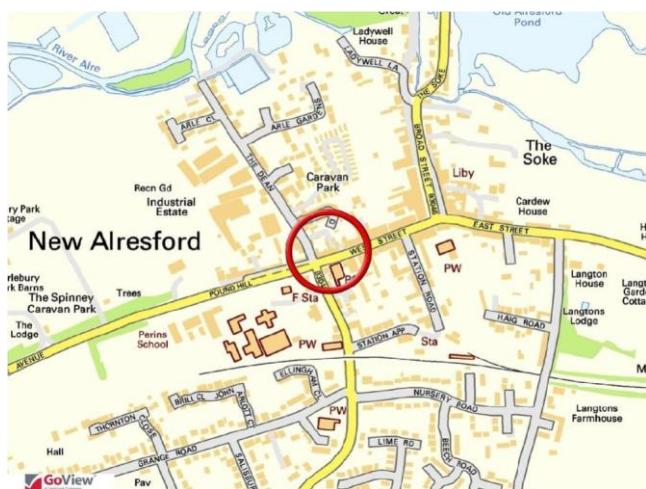
From the front door, there is a hallway with the sitting room off to the right, which has a decorative fireplace. At the end of the hall is the newly fitted kitchen, which features a range of modern units and contrasting worktop. There is a door with steps leading down to the cellar. From the kitchen there is a rear lobby, which leads through to the newly fitted bathroom. From the rear lobby there is also a door to the rear courtyard garden.

Upstairs, there are two generously-sized bedrooms.

On road parking is available nearby.

Superfast broadband is available (source: Ofcom). Please check the ofcom website for mobile signal availability. <https://www.ofcom.org.uk/mobile-coverage-checker>

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
84 sq m / 909 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

From our office in the centre of the town, proceed down West Street going in the direction of Winchester. At the bottom of West Street turn right into The Dean. The property will be found a short distance along on the left hand side.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR
01962 736333

lettings@hellards.co.uk | hellards.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.