



*At home in Alresford*

# 35 Appledown Close

ALRESFORD, HAMPSHIRE, SO24 9ND

**Asking Rent £ 1,400 PCM**

- Energy Performance Rating Awaited
- Holding Deposit £323.07
- Deposit £1,615.35
- Council Tax Band C
- Two Double Bedrooms
- Sitting / Dining Room
- Kitchen / Breakfast Room
- Family Bathroom
- Garden
- Garage



A modern two bedroom terraced home in this very popular road, within easy reach of Sun Hill Junior and Infant schools.





Set at the bottom of the close, there is path to the front door, which opens into an entrance lobby.

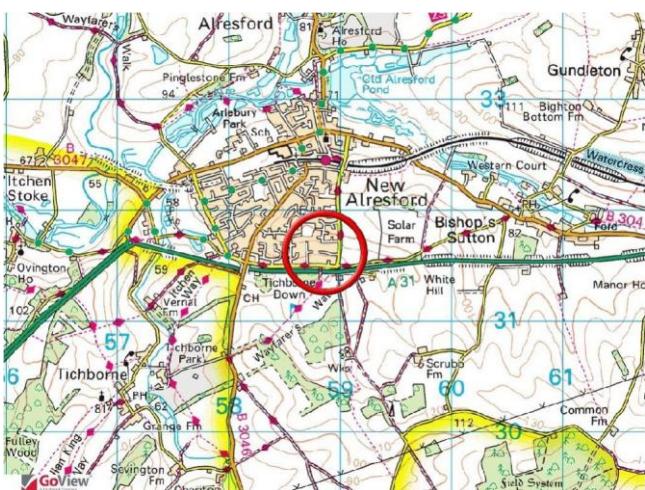
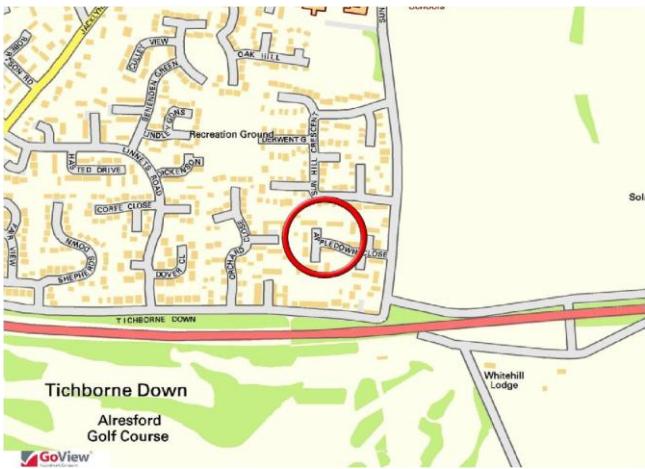
There is a door into the living room, which has space for a table and chairs, as well as lounge furniture. A staircase leads up to the first floor. A door opens to the kitchen/breakfast room, which has a range of fitted units and includes a built-in oven and hob, and a wall-mounted boiler. A door leads out to the pretty rear garden.

On the first floor, the main bedroom is at the front of the house. The second bedroom overlooks the garden. There is a family bathroom, with a suite comprising a bath, pedestal wash hand basin and a wc.

Outside there is a paved seating area adjoining the rear of the house, and a garden which is mainly laid to lawn with flower/shrub borders. There is a garage in a nearby block.

Standard broadband is available (source: Ofcom). A mobile signal is likely from EE, but limited from Three, Os and Vodafone (source:Ofcom).

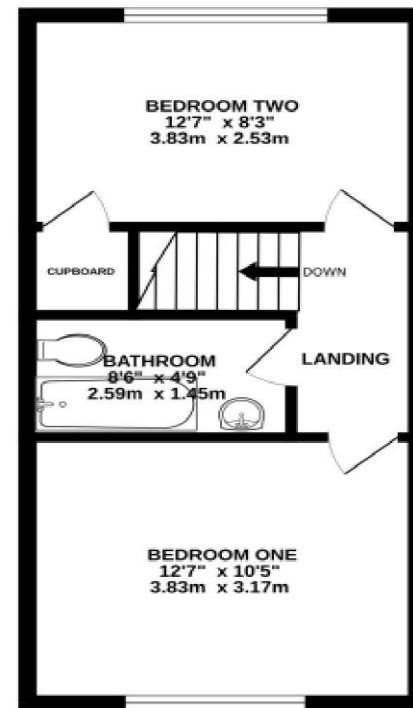
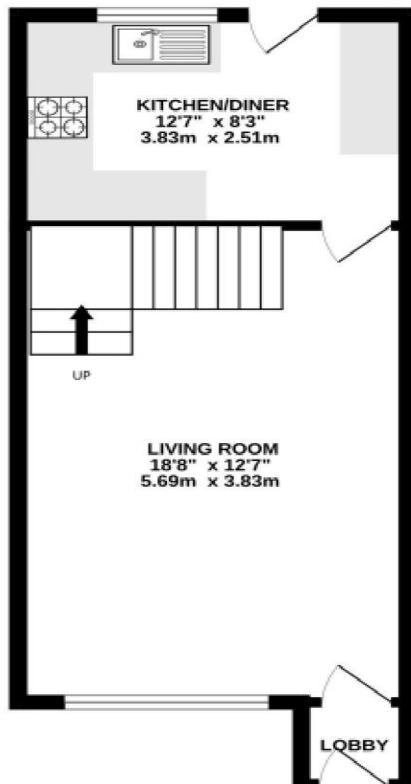
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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.



EPC Report awaited

GROUND FLOOR  
349 sq. ft. (32.4 sq.m.) approx.

1ST FLOOR  
338 sq. ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq. ft. (63.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. All dimensions are approximate and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

From our office in Broad Street, turn left into East Street. At the end of the long terrace of houses turn right into Sun Lane. Continue along going up the hill past the primary school. Appledown Close will be found on the right hand side, at the bottom of the hill. Turn right into the close and continue towards the far end and then turn left, where No. 35 will be found in the terrace straight ahead.

**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR**

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**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.