

Hellards



At home in Alresford

30 Pound Hill

ALRESFORD, HAMPSHIRE, SO24 9BW

Asking Rent £ 1,300 PCM

- EPC Rating C
- Holding Deposit £300.00
- Deposit £1500.00
- Council Tax Band E
- Charming Brick and Flint Fronted Cottage
- Convenient Town Centre Location
- Secluded Garden
- Off Road Parking



A charming flint fronted cottage in a terrace of similar character properties. Located in the centre of Alresford, the shops, pubs, coffee shops and other facilities are just a short walk away.

The property extends over three storeys, and is tastefully presented throughout. The accommodation comprises an entrance lobby, a fitted kitchen, extended living room, two double bedrooms, a landing/study area, and a bathroom. There is a delightful garden to the rear of the cottage, with a gate leading to the parking area behind, which off





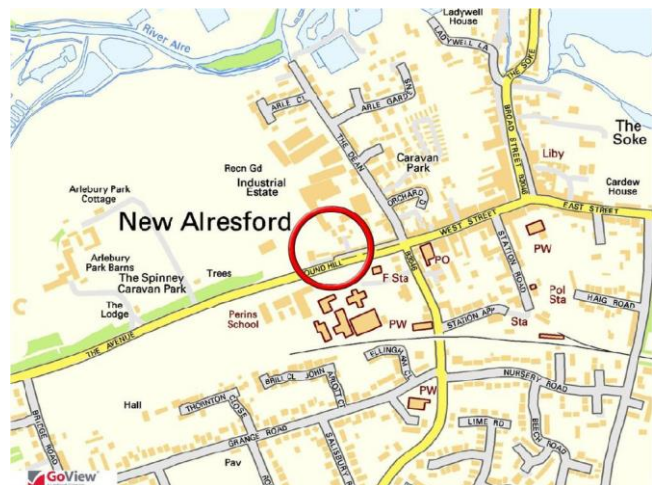
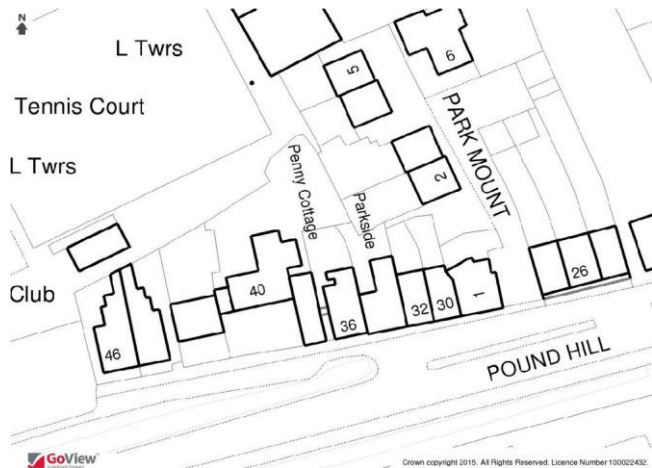
The cottage is approached from Pound Hill, with the front door opening to a small hall, from where stairs go up to the first floor. To the right is the kitchen/breakfast room, which has been fitted with a range of storage units, with worktops above. There is an understairs storage cupboard and space for a table and chairs. A door opens to the extended living room, offering plenty of space for sofas and chairs. There is a door to the garden. On the first floor, there is a large landing, which doubles as a study area, and a built-in cupboard, which houses the boiler. The main bedroom is at the rear of the house and has views over the garden. The bathroom is found off the landing, and has a white suite comprising a bath, wash hand basin and wc. Stairs lead up from the landing to the second bedroom, which is in the loft. There are fitted wardrobes and views over the garden. There is a pretty garden, which has been paved to make it low-maintenance. A gate at the rear of the garden opens the parking area, where there is dedicated parking for two cars.

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.

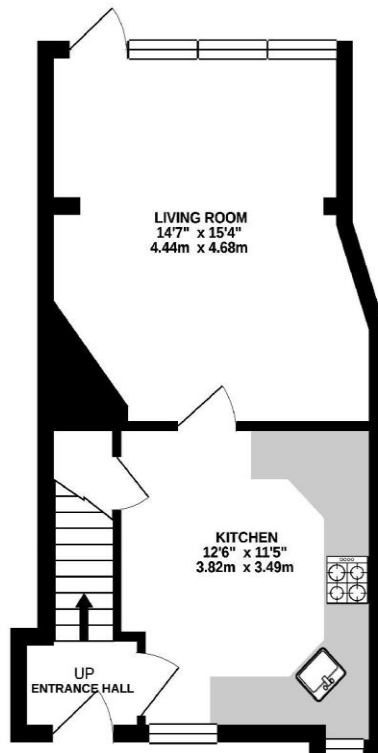


DIRECTIONS

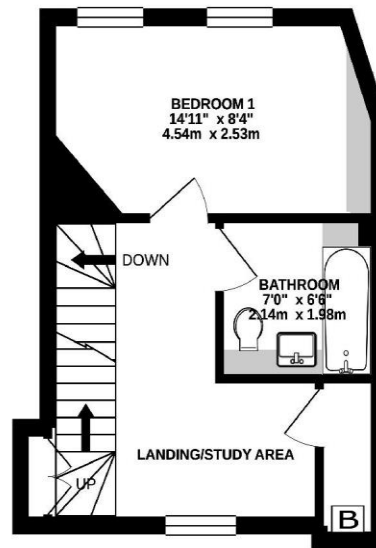
From our office in Broad Street in the centre of the town, proceed down West Street and continue ahead going up Pound Hill. No. 30 will be found on the right hand side.



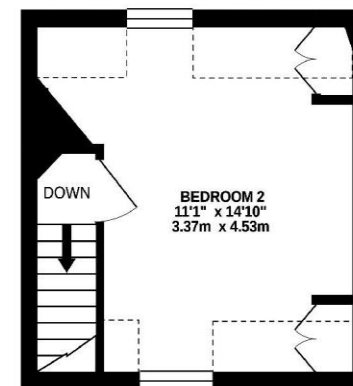
GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



2ND FLOOR
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 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 mis-statement. This plan is for illustrative purposes only and should 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.
Made with Metropix ©2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	90
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		75	90
England, Scotland & Wales		EU Directive 2002/91/EC	

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

01962 736333

sales@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.

