

Hellards



At home in Alresford

Watercress Cottage Bridge Road

ALRESFORD, HAMPSHIRE, SO24 9HW

Asking Rent £ 1,800 PCM

- Energy Performance Rating: C
- Holding Deposit £415.38
- Deposit £2,076.90
- Council Tax Band D
- Townhouse
- Four Bedrooms
- Two Shower Rooms
- Sitting Room
- Kitchen
- Garden
- Garage
- Off Road Parking



A spacious modern four bedroom townhouse situated within walking distance of the town centre, with the benefit of a garage and parking.





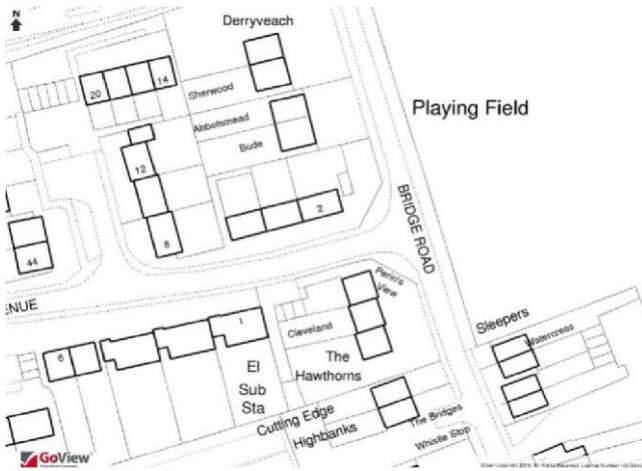
The property has a well-designed kitchen/breakfast area, sitting/dining room and a cloakroom on the ground floor. There are three good size bedrooms and a shower room on the first floor and to the second floor is the main bedroom with en suite shower room and views at the rear overlooking playing fields. The property also benefits from good storage space. The rear garden is mainly laid to lawn and fully enclosed with access leading down to the garage to the rear, with off road parking and further area of established garden.

The property is approached via a pathway from Bridge Road and the front door opens into the entrance hall with a door to left into the cloakroom, a door to the right opens up to a kitchen / breakfast room with fitted units and a stainless steel sink unit and a rear door to the sitting room/ diner with patio doors to the garden.

The first floor has three bedrooms and a family shower room and off the landing there are stairs to the second floor primary bedroom in the loft with eaves storage cupboards and an en suite shower room.

There are gardens to the front and rear with side access and a garage to the rear. The property has parking to the rear and a further allotment area of garden behind the parking.

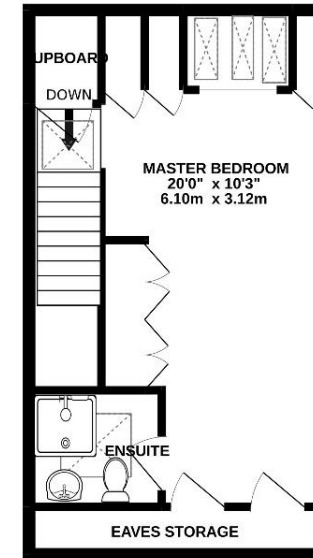
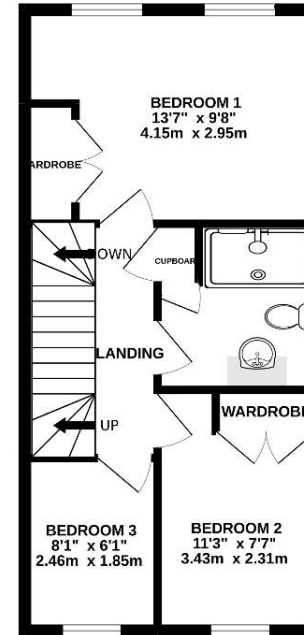
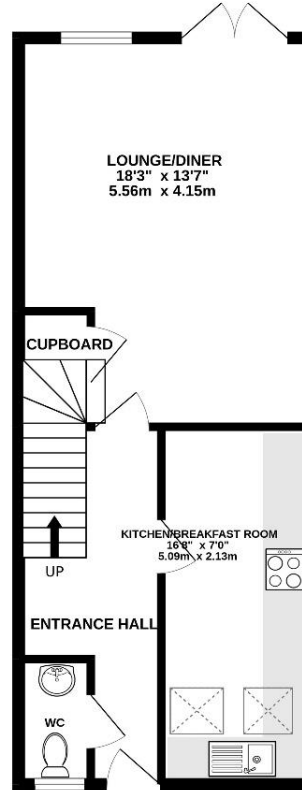
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

2ND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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 ©2022

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(82-100) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(39-54) E		(55-68) D	
(21-38) F		(39-54) E	
(1-20) G		(21-38) F	
Not energy efficient - higher running costs			
		(1-20) G	
England, Scotland & Wales	EU Directive 2002/91/EC	England, Scotland & Wales	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

DIRECTIONS

From the centre of Alresford proceed west along The Avenue in the direction of Winchester. Take the first turning on the left into Bridge Road where the property will be found a little way along on the left hand side.

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.

