

# Hellards



*At home in Ropley*

# 2 Parkside Lane

ALRESFORD, HAMPSHIRE, SO24 0BB

## Asking Rent £ 1,800 PCM

- EPC Awaited
- Holding Deposit £415.38
- Deposit £2,076.90
- Council Tax Band D
- Newly Refurbished
- Three Bedrooms
- Kitchen / Breakfast Room
- Sitting Room
- Newly Fitted Bathroom
- Corner Plot
- Front and Rear Gardens
- Countryside Views



A recently refurbished cottage set in a beautiful rural location.







Set on a corner plot, this brick and flint cottage includes a spacious kitchen / breakfast room, with a range of base and eye level units. There is a door through to the sitting room, which has a door through to the front porch and stairs up to the first floor. Having been reconfigured, there are three double bedrooms and a new bathroom, with shower over the bath. All rooms afford fine countryside views.

There are gardens to the front and rear which are mainly laid to lawn with mature shrubs.



### DIRECTIONS

From our offices in Broad Street, proceed along East Street and into the village of Bishops Sutton. At the roundabout, take the 2nd exit into Old Park Road. Turn left into Parkside Lane and continue along until you reach Parkside Farm, at the end. There are two brick and flint cottages on the right. No. 2 is the left hand one.



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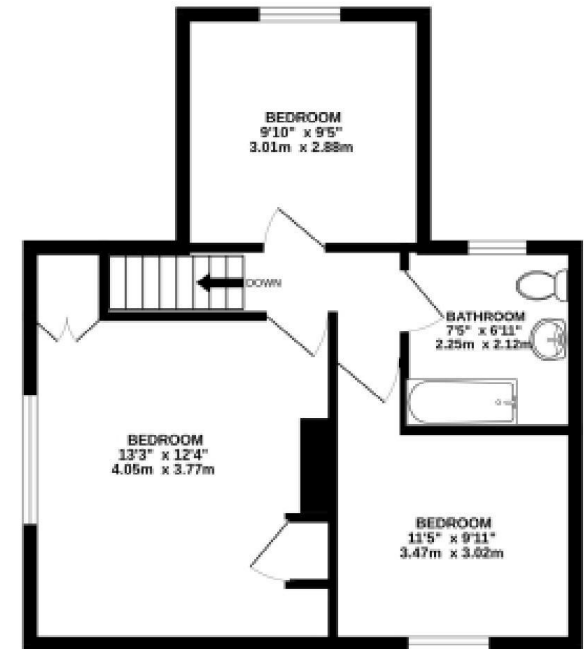


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**GROUND FLOOR**  
 435 sq.ft. (40.4 sq.m.) approx.



**1ST FLOOR**  
 447 sq.ft. (41.5 sq.m.) approx.



**TOTAL FLOOR AREA : 881 sq.ft. (81.9 sq.m.) approx.**

While 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 Metronix 15/2023



Awaiting EPC Report

**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.

