

# Hellards



*At home in Alresford*

# 38 Fair View

ALRESFORD, HAMPSHIRE, SO24 9PR

## Asking Rent £ 2,250 PCM

- EPC Rating to be confirmed
- Holding Deposit £519.23
- Deposit £2,596.15
- Versatile Accommodation
- Three Bedrooms
- Spacious Sitting Room
- Kitchen / Breakfast Room
- Two Bathrooms
- Garden
- Double Garage
- Off Road Parking



A superbly presented bungalow, set on a corner plot in a quiet close. With three bedrooms, garden, double garage and parking, this is an ideal family home.





Upon entering the property, there is a hallway, with plenty of storage, and doors through to the principal rooms. The kitchen / breakfast room features a range of base and eye level units, along with a useful breakfast bar. There is a door through to the adjacent utility room. The spacious sitting room overlooks the rear garden, and has patio doors through to the conservatory.

There is a good-sized master bedroom, with built-in wardrobes and an en-suite shower room. There are two further bedrooms, one of which is set up as a home office. There is a dining room, and a family bathroom.

To the front is a small garden, with off-road parking and access to the double garage. To the rear is a private garden, which is mainly laid to lawn, with mature shrub borders and a patio area.

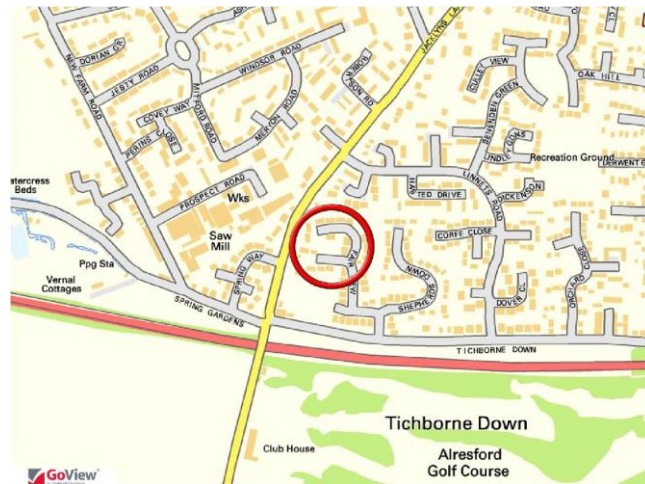
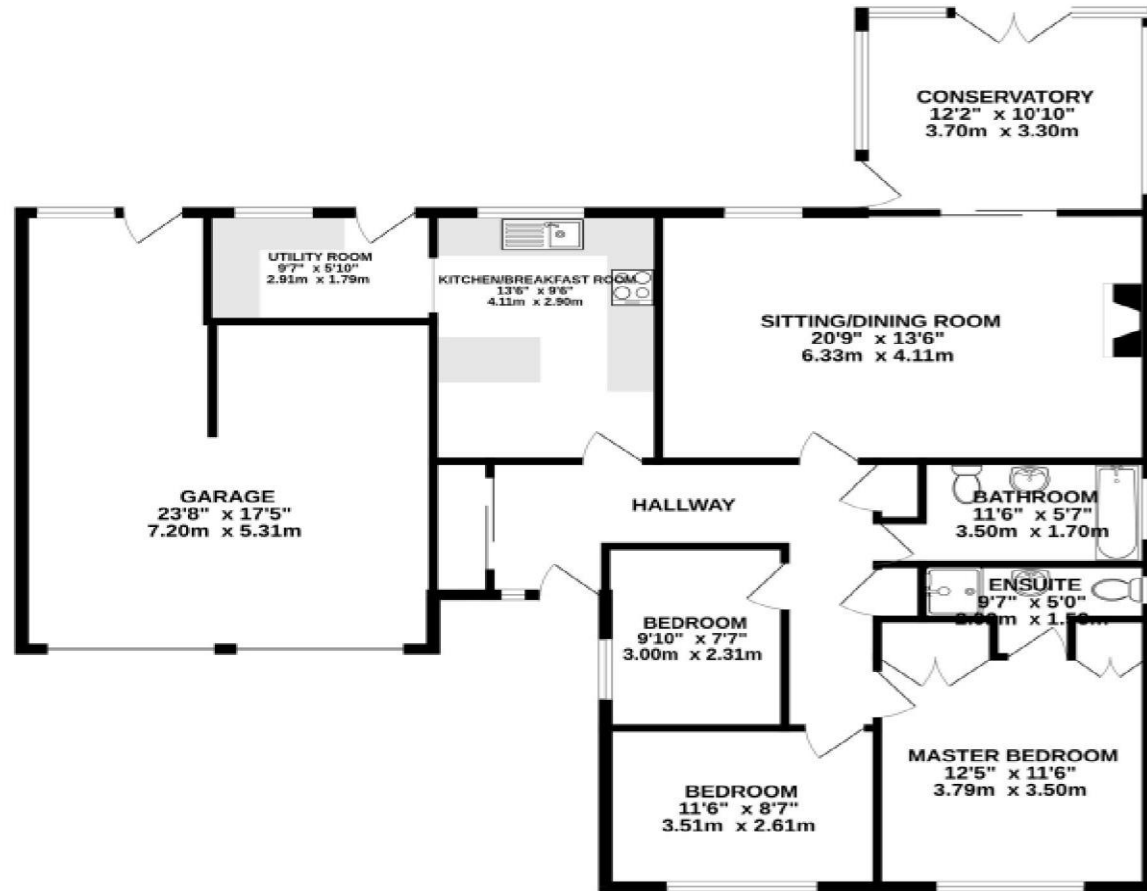
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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 the centre of Alresford, proceed west down West Street and turn left into Jacklyn's Lane towards Cheriton. Continue along this road to the town fringe and, at The Cricketer's public house, turn left into Tichborne Down. Take the first turning left into Shepherds Down, first left again into Paddock Way and then right into Fair View. Continue towards the end of the close and No.38 can be found on the left hand side.

**GROUND FLOOR**  
1524 sq.ft. (141.6 sq.m.) approx.



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

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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

TOTAL FLOOR AREA : 1524 sq.ft. (141.6 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 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.  
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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.

