

# Hellards



*At home in Alresford*

# 40 Pound Hill

ALRESFORD, HAMPSHIRE, SO24 9BW

## Asking Rent £ 2,250 PCM

- EPC Rating D
- Holding Deposit £519.23
- Deposit £2,596.15
- Council Tax band G
- Available for 6 months only
- Three Bedrooms
- Two Reception Rooms
- Naturally Well-Lit Kitchen / Dining Room
- Front and Rear Gardens
- Garage and Off Road Parking

Available for 6 months only, a handsome double fronted period family home situated close to the town centre, and with the benefit of off road parking and a garage.







The property is approached through a welcoming reception hall, with stairs leading up to the first floor, and down to the cellar. There are also doors through to all the ground floor rooms. The drawing room is of a generous size with an electric 'flame effect' stove and with double doors leading out onto the rear patio. There is a separate sitting room with gas-fired heater.

The kitchen/dining room allows for an abundance of natural light to flood in. The kitchen is fitted with a range of units with marble work surfaces over. The kitchen area itself opens into a large dining area with doors opening on three sides to the rear patios and gardens. Adjacent to the kitchen/dining room is a utility room, again with a door to the rear garden.

On the first floor is a principal bedroom suite with a vaulted ceiling, dressing area and large shower room with walk-in shower. There are two further double bedrooms, and a family bathroom with shower over the bath.

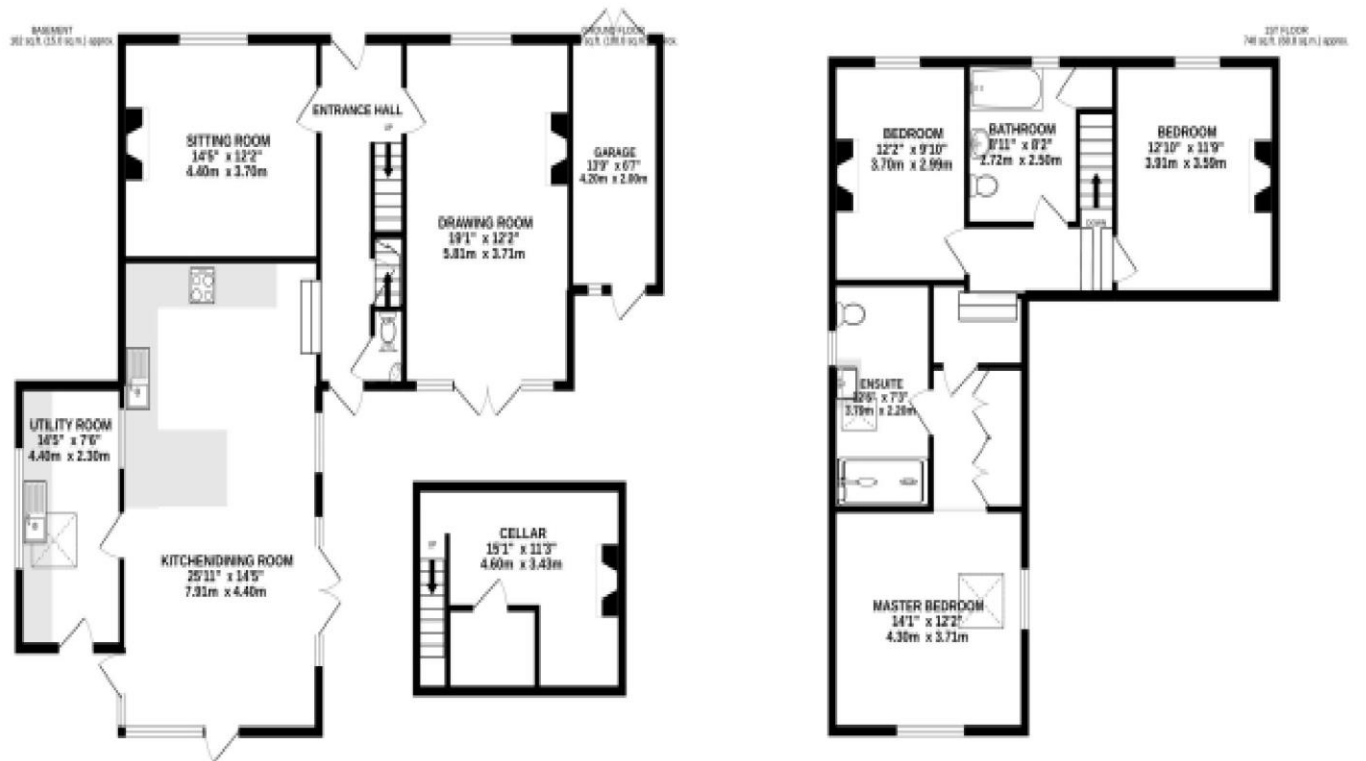
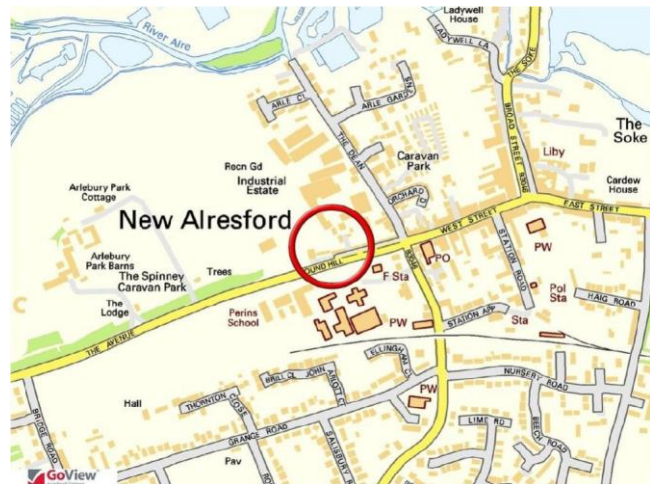
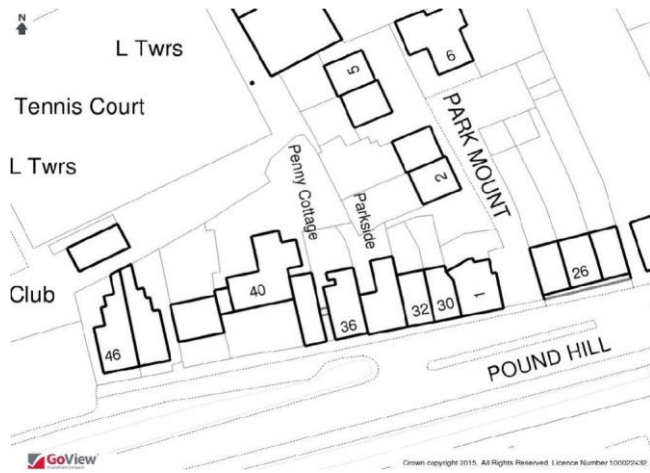
Stairs lead down from the hallway to the useful cellar.

The property features a pretty cottage style front garden, with path to the front door. The driveway parking runs up the side of the front garden, and leads to a garage situated.

The rear gardens are feature a large terraced area and steps leading up through brick and flint retaining walls on to the lawn and gardens.



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.



TOTAL FLOOR AREA: 1987 sq.ft. (184.6 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 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>81</b>		
	<b>55</b>		
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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### DIRECTIONS

From our office in Broad Street, turn right into West Street and follow to the crossroads at the bottom of the hill and continue up into Pound Hill. 40 Pound Hill can be found at the top of the hill on the right hand side.

**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.

