



Hellards



At home in Alresford

7 Burgage Mews

ALRESFORD, HAMPSHIRE, SO24 9FJ

Asking Rent £ 2,000 PCM

- EPC Rating C
- Holding Deposit £461.53
- Deposit £2,307.65
- Council Tax band E
- Centrally Located Town House
- Three Bedrooms
- Sitting / Dining Room
- Modern Kitchen
- Three Bathrooms
- Garden



A handsome three bedroom Townhouse with parking, set back from West Street in the heart of Alresford. Available for 6 months only.





Upon entering the property, the hallway has doors through to the cloakroom, kitchen and sitting / dining room. The modern kitchen has cream units and contrasting black worktop. There are double doors through to the naturally well lit sitting / dining room, which features patio doors out to the pretty garden with seating area and shed.

On the first floor there is bedroom one, which features a built-in double wardrobe. Bedroom two also has a built-in wardrobe and benefits from an en-suite shower room. There is also a family bathroom.

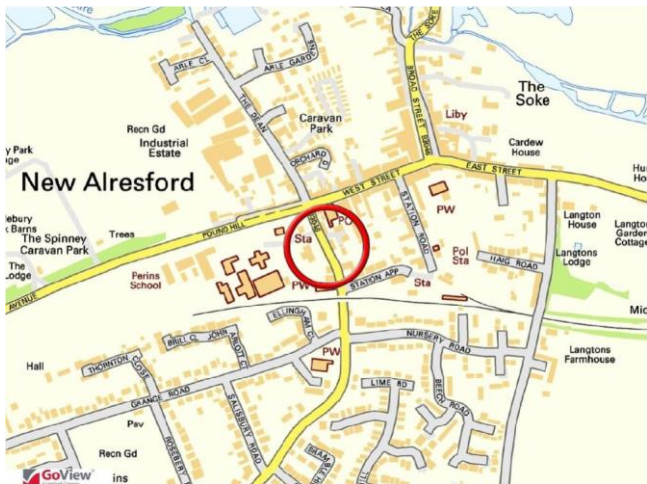
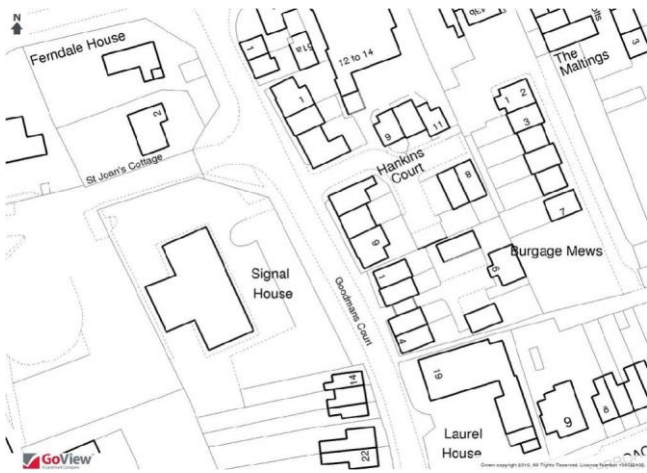
On the top floor is the third bedroom which again features built-in wardrobes and an en-suite shower room.

There is one parking space with the property, which is situated a short distance away in the communal parking area.

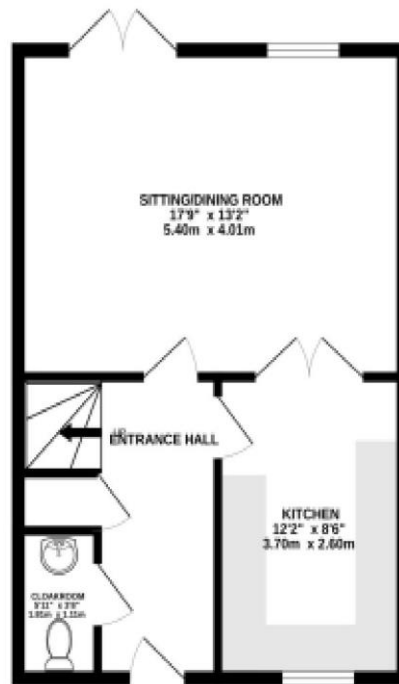


DIRECTIONS

From our Office, proceed down West Street and Burgage Mews will be found on the left hand side. Proceed into the pedestrianised area, where the property will be found on the right hand side.



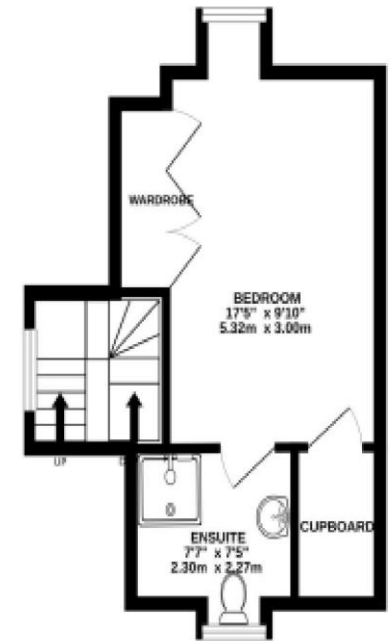
GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.8 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.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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.

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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.

