

Hellards



At home in Four Marks

21 Lymington Bottom Road

ALTON, HAMPSHIRE, GU34 5DW

Asking Rent £ 1,100 PCM

- EPC Rating D
- Holding Deposit £253.84
- Deposit £1,269.20
- Council Tax Band C
- Modern and well presented house
- Convenient Location
- Offroad Parking



A beautifully presented and well-planned spacious two bedroom house situated in a convenient location in the village of Four Marks.





Downstairs, the property has a good sized hallway, downstairs WC, sitting/dining room, modern kitchen with dishwasher and washer/dryer, breakfast bar and space for a small table.

Upstairs there is a landing with storage cupboard, two good sized bedrooms, one with a built in wardrobe and a modern bathroom with bath, over bath shower and shower screen, WC and wash hand basin.

Off Street parking available.

Four Marks has an active community with a good number of clubs and societies, a Village Hall, Church, shopping facilities, Petrol Station and a Primary School. The market town of Alton has a Waitrose, M&S and Sainsbury food stores, along with other shops and facilities. In addition, Alresford, Petersfield, Farnham, Winchester and Basingstoke are within easy striking distance. There is good road access to London, the M25 and beyond via the A31, which runs through the village. There is direct mainline rail access to London from Alton, with Heathrow/Gatwick airports 1 hour away and Southampton airport roughly 30 mins away

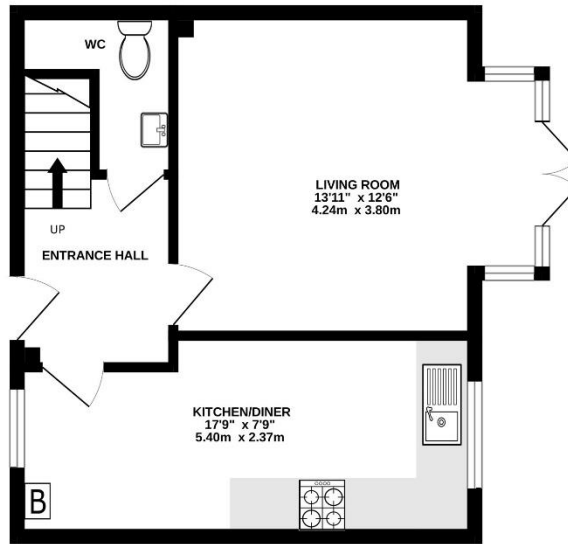


DIRECTIONS

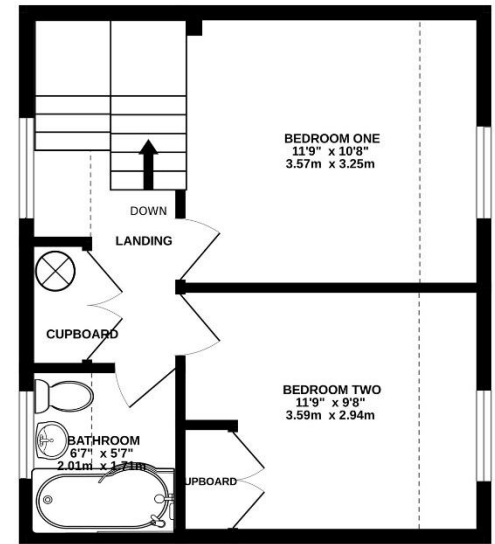
From our offices in Broad Street, turn left into East Street and continue along this road through Bishops Sutton to the roundabout with the A31. Take the first exit on to the A31 heading towards Alton and proceed through Ropley and into Four Marks. At the bottom of the hill in the village centre, turn left into Lymington Bottom Road. The property will be found just before the railway bridge on the left hand side. Head up the gravel driveway and number 21 is on the right.



GROUND FLOOR
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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 (92-100) A	87	Very environmentally friendly - lower CO ₂ emissions (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.

