



At home in Alresford

Wealdon House, Bridge Road

ALRESFORD, HAMPSHIRE, SO24 9HW

Asking Rent £ 2,000 PCM

- EPC Rating B
- Holding Deposit £461.53
- Deposit £2,307.65
- Council Tax Band D
- Detached Home
- Three Bedrooms
- Two Bathrooms
- Kitchen / Dining Room
- Off Road Parking



A well presented modern home set down a quiet road, not far from the centre of Alresford.





There is welcoming entrance hall, with a door through to the kitchen / dining room which has a contemporary kitchen and doors out onto the patio. There is a triple aspect sitting room, with doors out onto the garden. From the hall there is also the downstairs shower room and utility room. Upstairs is the master bedroom, two further double bedrooms and a family bathroom with shower over the bath.

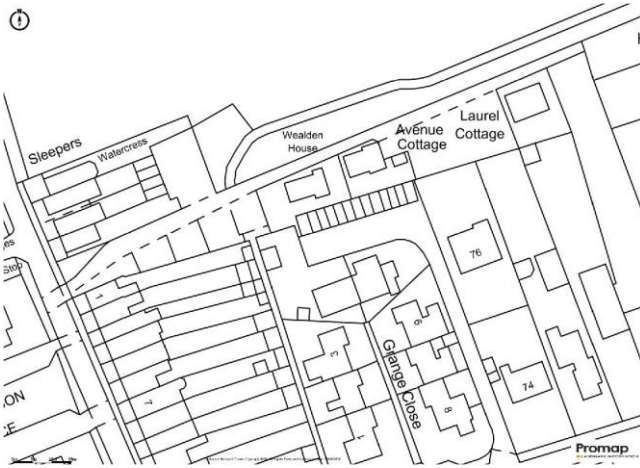
To the side of the property there is off road parking, with a private garden to the rear and side.

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.

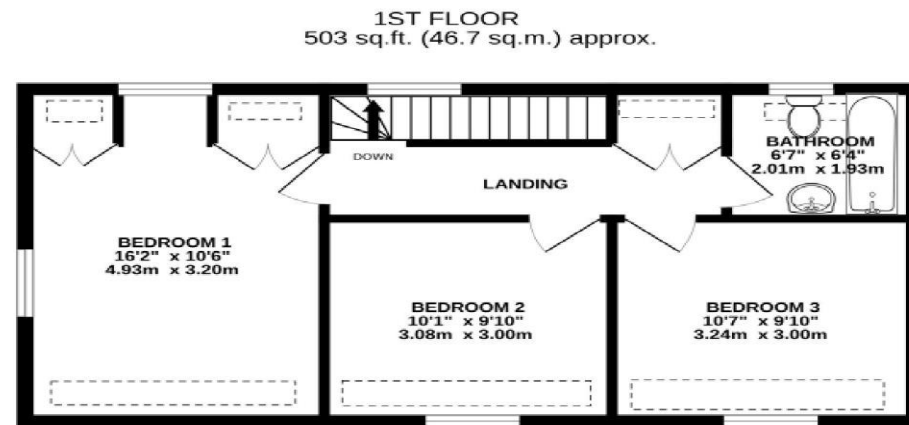
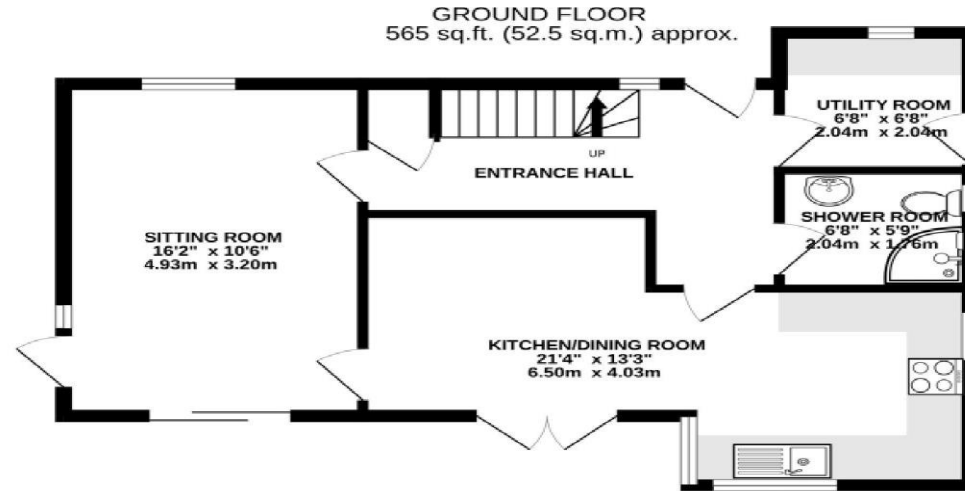


DIRECTIONS

From the centre of Alresford proceed west along The Avenue in the direction of Winchester. Take the first turning on the left into Bridge Road, Just past the row of brick homes on the left hand side is a single track road. Turn down this road and the the property is there first house on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		94
81-91 B	83	
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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 ©2023



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.