

Hellards



At home in Alresford

Little Bay, 8 Bay Tree Yard

ALRESFORD, HAMPSHIRE, SO24 9UJ

Asking Rent £ 1,150 PCM

- EPC Rating E
- Holding Deposit £265.38
- Deposit £ 1,326.90
- Council Tax Band B
- Character 18th Century Cottage
- Located in the Centre of the Town
- Period Features
- Located on a Private Road
- Sitting Room
- Kitchen
- Bathroom
- Bedroom

A charming 18th century cottage with parking, conveniently located in the middle of the town.





Bay Tree Yard is a popular place to live, being located just moments from the shops on West Street. Parking is available in front of the property.

The front door opens to the hall, with stairs going to the first floor. The kitchen has been designed in a contemporary style and has a range of storage cupboards, worksurfaces, inset sink, built-in oven, gas hob and a built-in fridge/freezer. The cloakroom houses a wall-mounted boiler. A door from the kitchen opens to the spacious living room, which has a fireplace, beamed ceiling and a window overlooking Bay Tree Yard itself.

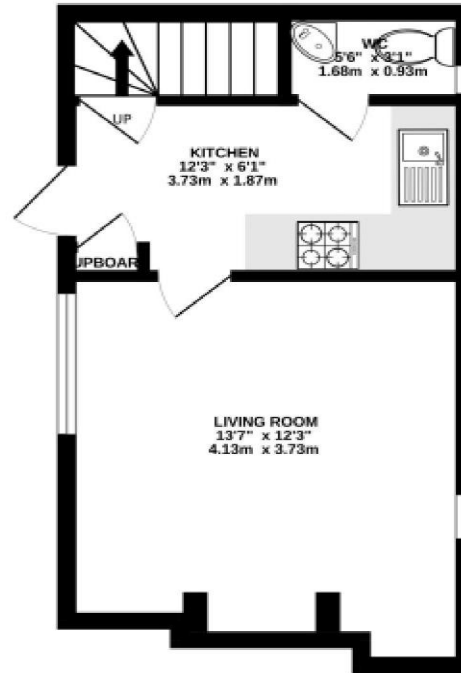
Upstairs, is an attractive landing with a skylight window and door to the shower room, which has been completely re-fitted with a large glass-sided shower cubicle, a free-standing sink unit with storage below, a wc and heated towel rail. The large double bedroom has a beamed ceiling and windows to front and rear. There is a parking space to the front of the property.

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.

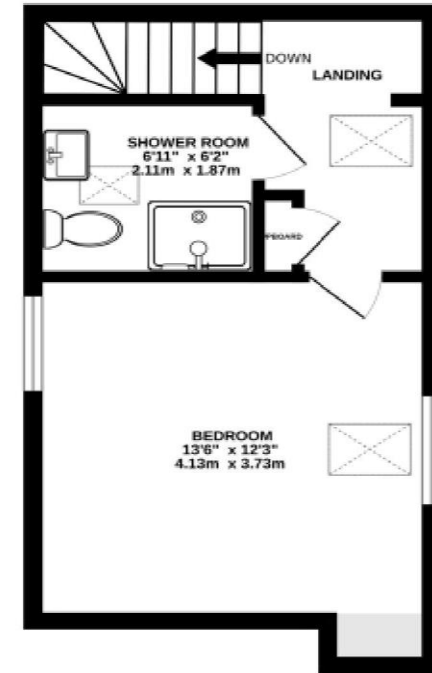




GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, 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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DIRECTIONS

From the centre of Alresford proceed west down West Street and on the right hand side next to 'Rawlings Opticians' proceed down the driveway style entrance and No.8 can shortly be found on your right hand side.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

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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.

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		90	(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	45		(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.

