

Hellards



At home in Alresford

36A Broad Street

ALRESFORD, HAMPSHIRE, SO24 9AQ

Asking Rent £ 3,250 PCM

- EPC Rating C
- Holding Deposit £750.00
- Deposit £3750.00
- Council Tax Band F
- Town Centre Location
- Open-plan Kitchen / Dining Area
- Sitting Room with Balcony
- Four Bedrooms
- Two Bathrooms
- Private Garden
- Garage



Nestled in the heart of New Alresford, this exquisite property offers a perfect blend of modern elegance and traditional charm.





As you step inside, you'll be greeted by an inviting open-plan kitchen and dining area, where culinary delights meet family gatherings seamlessly. The kitchen boasts ample worktop space, making it a chef's dream. There are patio doors allowing you to step outside to your private garden. This mature garden provides a serene escape, perfect for relaxation and outdoor dining. It's an extension of your living space, allowing you to enjoy the fresh air and sunshine in the comfort of your own home

The property also features a convenient garage, ensuring that parking and storage needs are met effortlessly.

Upstairs, a first-floor sitting room with a balcony offers a tranquil space to unwind. There is a master bedroom, with convenient en-suite and walk in wardrobe. The top floor features three further bedrooms and a modern bathroom.

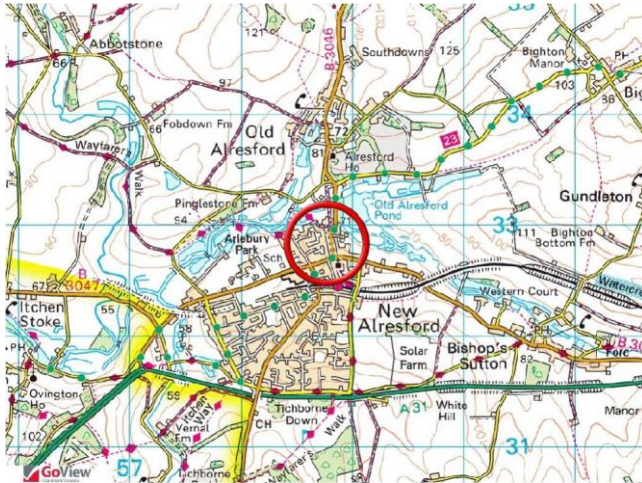
With its thoughtful design, modern amenities, and a prime location in New Alresford, this property is not just a house; it's a place to create lasting memories and call home.

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.

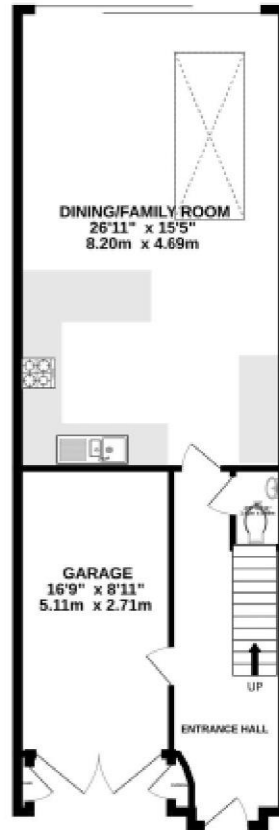
DIRECTIONS

From our Office in Broad Street, cross over the road and head down the hill. The property can be found a short distance on the right.





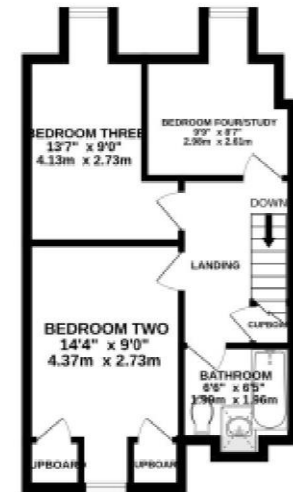
GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
481 sq.ft. (45.0 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1576 sq.ft. (146.4 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

Current	Potential
	83
	75

Environmental Impact (CO₂) Rating

Current	Potential
	A
	B
	C
	D
	E
	F
	G

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.

