

Hellards



At home in Alresford

2 Pound Hill

ALRESFORD, HAMPSHIRE, SO24 9BW

Asking Rent £ 1,300 PCM

EPC E

Holding Deposit £300.00

Deposit £1500.00

Council Tax Band E

Central Location Close To Shops

Period Features Including Exposed Beams

Kitchen / Dining Room

Two Bedrooms

Courtyard Garden



A charming character Grade II listed cottage with period features set in the town centre within easy walking distance of the shops.





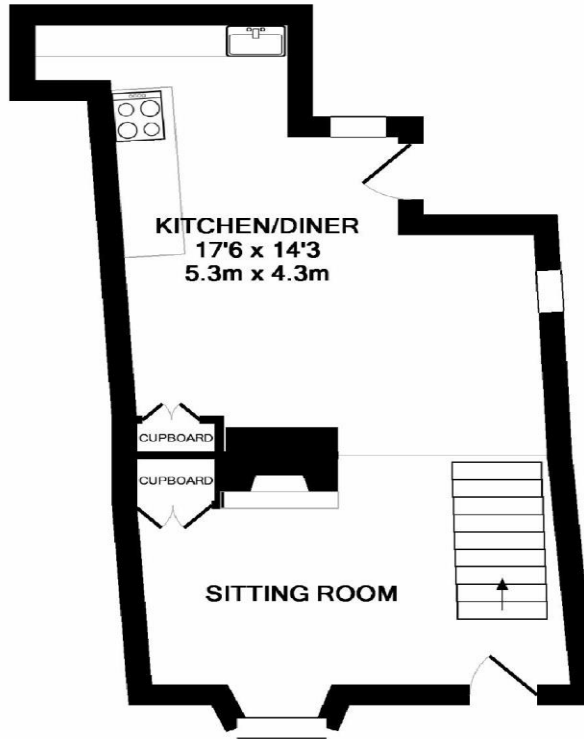
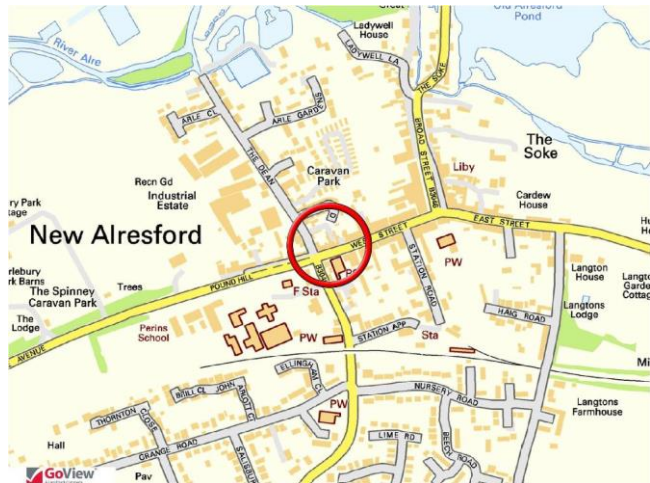
Upon entering the property, there is the sitting room, with wooden floorboards and an exposed brick fireplace. There is access to the cellar by way of a trapdoor. An archway leads through to the kitchen / dining area, with a range of modern base and eye level units. There is a door out to the small courtyard. Upstairs, there are two double bedrooms and a bathroom.

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.

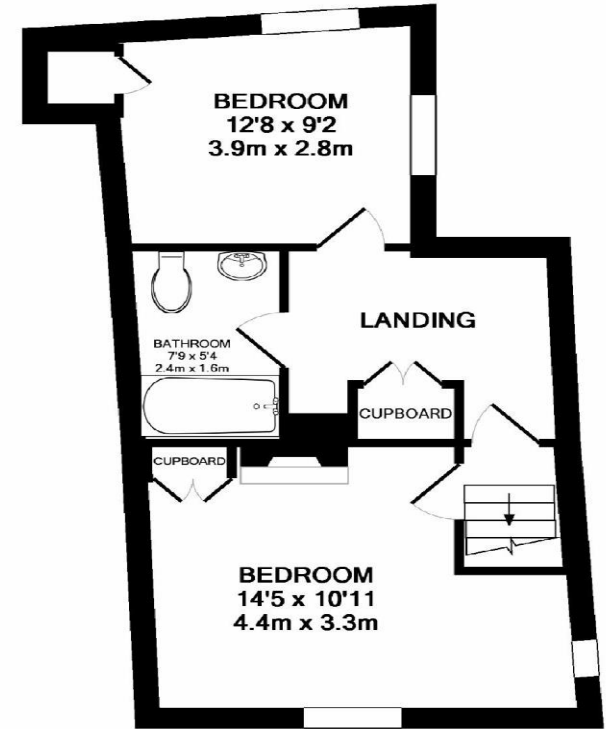


DIRECTIONS

From our office in the centre of the town, proceed down West Street to the bottom of the hill. The property will be found on the corner of The Dean on the left hand side.



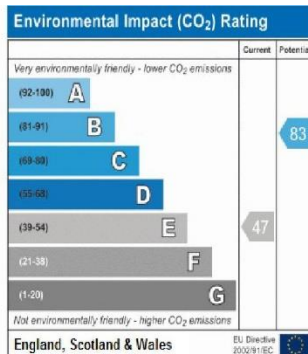
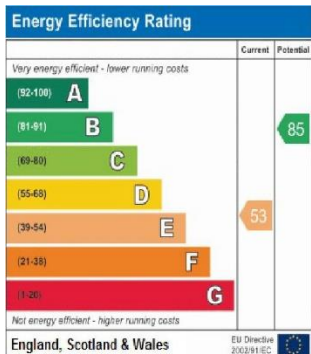
GROUND FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

