

Hellards



At home in Bishops Sutton

1 Old Park Road, Bishops Sutton

ALRESFORD, HAMPSHIRE, SO24 0BA

Asking Rent £ 1,400 PCM

- EPC Rating D
- Holding Deposit £323.07
- Deposit £1615.35
- Council Tax Band C
- Rural Cottage
- Three Bedrooms
- Sitting / Dining Room
- Garden
- Off Road Parking
- Rural Views



A lovely cottage, set on a corner plot, and located on the outskirts of Alresford.





The accommodation includes an entrance hall, a good-sized sitting room with dining area, modern kitchen and utility room with WC.

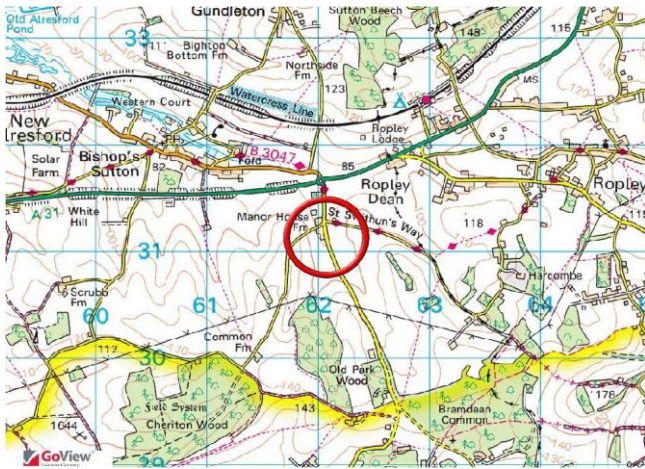
Upstairs there are two double bedrooms and one single bedroom, each with superb rural views. There is also a bathroom with sower over the bath, and separate WC. To the front there is driveway parking and a garden. To the rear is a private garden which is laid to lawn, and a useful storage shed.

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.

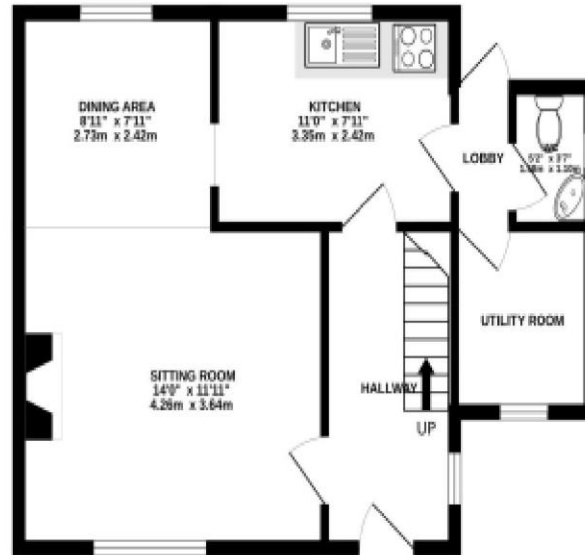


DIRECTIONS

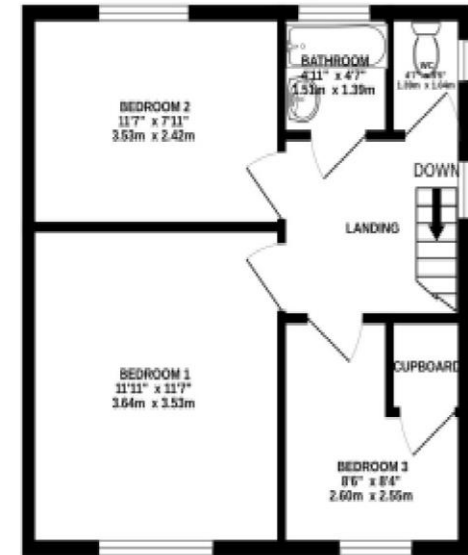
From our offices in Broad Street, proceed along East Street and into the village of Bishops Sutton. At the roundabout, take the 2nd exit into Old Park Road and number 1 will be found a few hundred yards along on the right hand side.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82-100) A</p> <p>(61-91) B</p> <p>(49-80) C</p> <p>(35-68) D</p> <p>(19-54) E</p> <p>(11-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	80		
	63		
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>	

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.

