

# Hellards



*At home in Privett*

# 1 Railway Cottages, Gosport Road, Privett

ALTON, HAMPSHIRE, GU34 3NL

## Asking Rent £ 1,100 PCM

- EPC Rating E
- Holding Deposit: £253.84
- Deposit: £1,269.20
- Council Tax Band: C
- Country Cottage
- Two Bedrooms
- Sitting Room
- Bathroom
- Kitchen
- Garden
- Off Road Parking

A country cottage, which is presented in very good order throughout and benefits from a garden and off road parking.







From the entrance hall, there is a door through to the sitting room, with decorative feature fireplace. A further door from goes through to the kitchen, with a range of base and eye level units and cooker. There is a door through to the inner lobby, with storage cupboard, and door to the bathroom with a white suite with shower over the bath.

Upstairs there is the master bedroom, with far reaching views. The second bedroom is also a double, and has views over the rear garden.

From the back door, there is a patio area and large garden with ample off road parking for several vehicles.

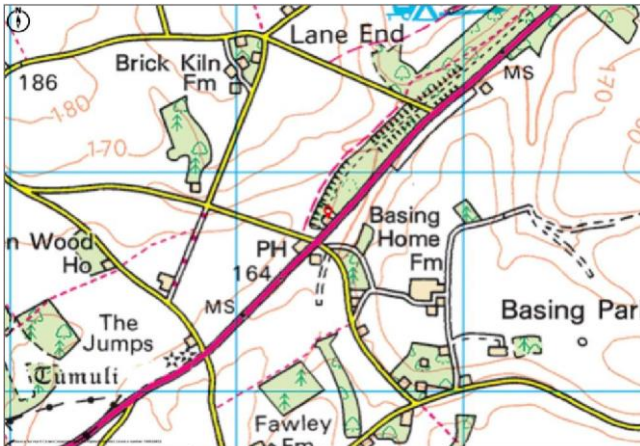


### **DIRECTIONS**

From our office in Broad Street, turn left into East Street and continue along this road, and through Bishops Sutton until you reach the roundabout. Take the first exit onto the A31 and continue along this road and through Four Marks until you reach the Chawton Roundabout. Take the third exit onto the A32, and continue along this road for approximately 1 mile, where the cottages can be found on the right hand side.

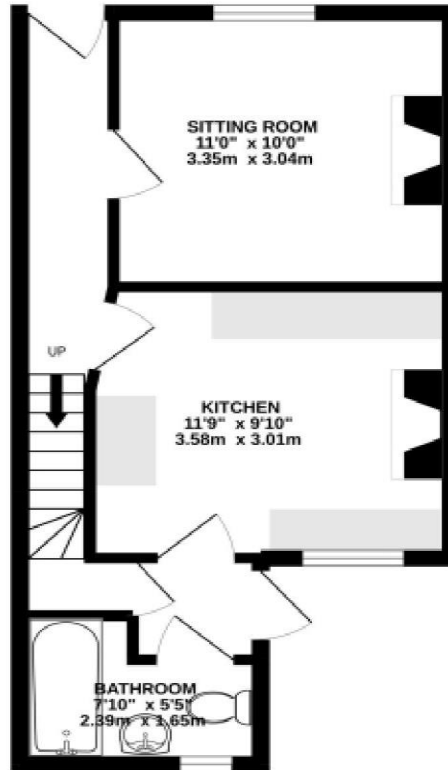


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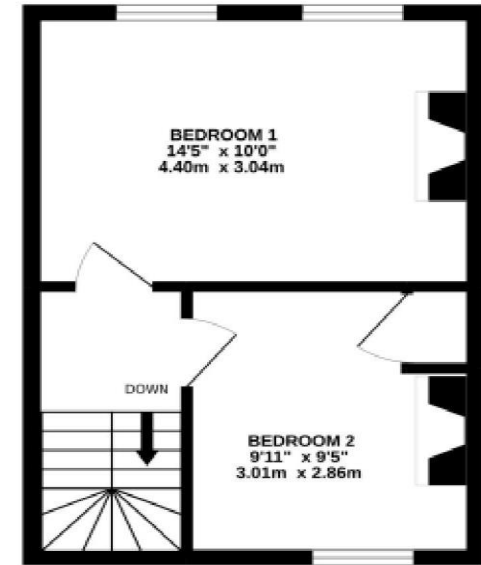


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GROUND FLOOR  
 324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
 273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>75</b>		
	<b>47</b>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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.

