



*At home in Alresford*

# 6 Oak Hill

ALRESFORD, HAMPSHIRE, SO24 9LB

## Asking Rent £ 1,800 PCM

- EPC Rating D
- Holding Deposit £415.38
- Deposit £2,076.90
- Council Tax Band D
- Two Bedrooms
- Sitting Room and Conservatory
- Spacious Kitchen / Dining Room
- Bathroom
- Private Garden
- Garage
- Off Road Parking



A newly refurbished bungalow within walking distance of the town centre. Because of its proximity to all local amenities, Oak Hill has always proved an extremely popular place to live.







Upon entering, there is a welcoming hallway with excellent storage. The kitchen / dining room features a range of base and eye level units, with space for under counter appliances. There is a door out to the garden. The sitting room, with feature fireplace, has a door through to the hardwood conservatory.

The bathroom has a white suite consisting of a wc, basin and bath with shower over.

There are two double bedrooms, both overlooking the front garden.

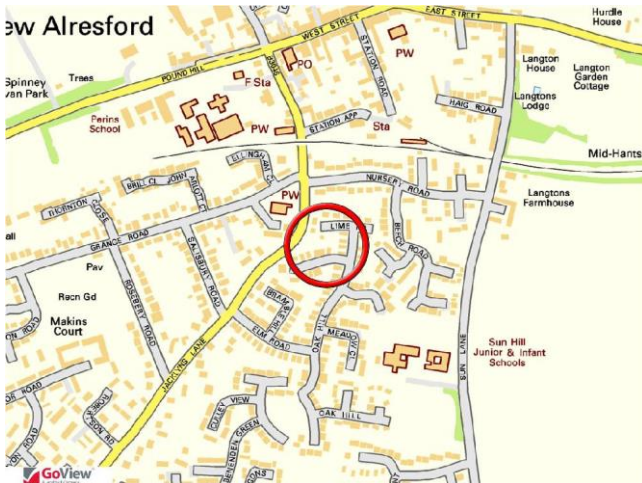
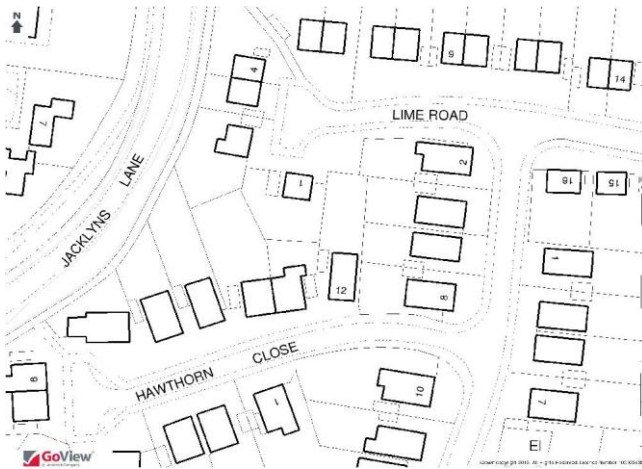
To the front is a lawned garden, with off road parking leading to the garage. To the rear is a private garden, with summer house and potting shed.

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.

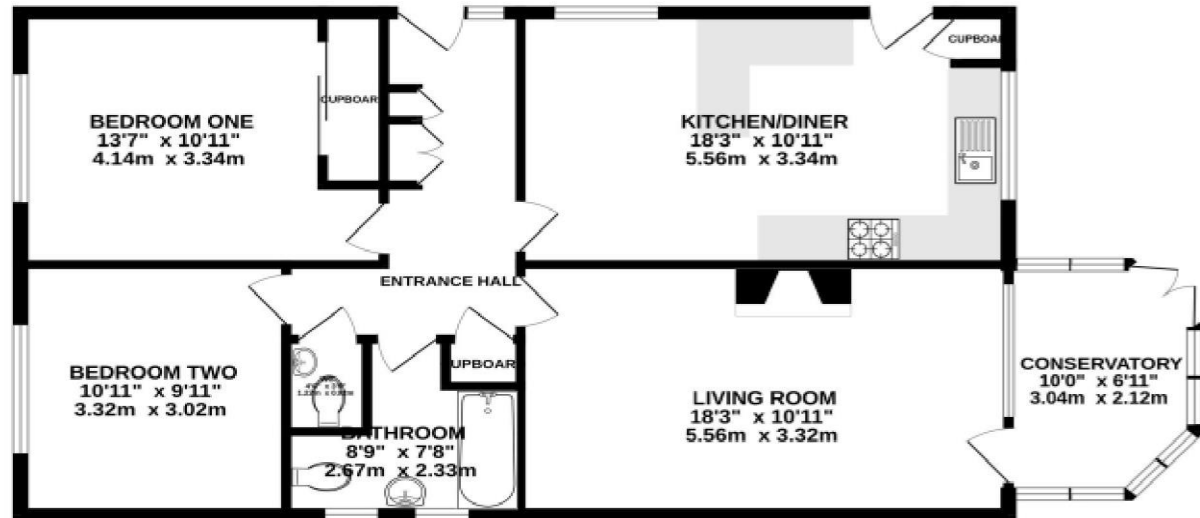
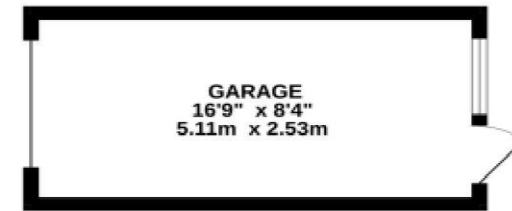


### DIRECTIONS

From the centre of the town head down West Street (in the direction of Winchester). At the bottom of West Street turn left into Jacklyns Lane. Proceed along going under the bridge, then up the hill and at the brow of the hill turn left into Elm Road. At the T junction turn left into Oak Hill. Proceed down the hill where No.6 can be found on the left hand side just before reaching Lime Road.



**GROUND FLOOR**  
999 sq.ft. (92.9 sq.m.) approx.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		<b>85</b>
69-80 <b>C</b>		
55-68 <b>D</b>	<b>65</b>	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 999 sq.ft. (92.9 sq.m.) approx.  
While 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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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.

