

Hellards



At home in Alresford

22 Broad Street

ALRESFORD, HAMPSHIRE, SO24 9AQ

Asking Rent £ 1,300 PCM

- EPC Rating D
- Holding Deposit £300.00
- Deposit £1,500.00
- Council Tax Band C
- Character Cottage
- Kitchen
- Sitting / Dining Room
- Two Bedrooms
- Attic Storage Room with Pull Down Ladder
- One Parking Space



A very well presented semi-detached character cottage situated right in the heart of Alresford's town centre, tucked away behind Broad Street.





The cottage has a good sized sitting / dining room, with decorative fireplace. The newly fitted kitchen features, Shaker' style doors and has appliances included. Upstairs there are two double bedrooms and a modern bathroom, with shower over the bath. There is a loft room, which is accessed via a pull down ladder, which can be used for storage.

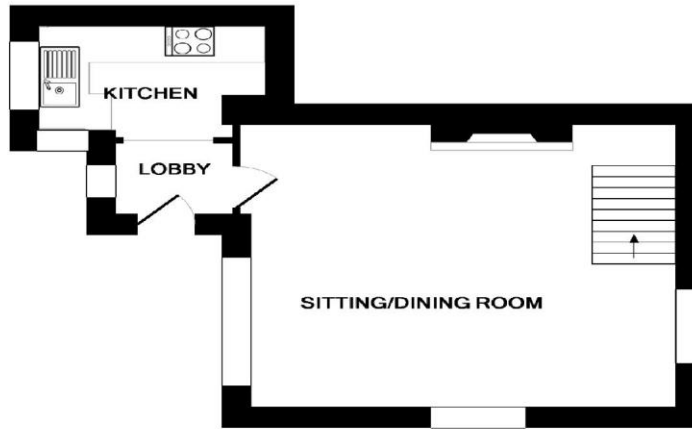
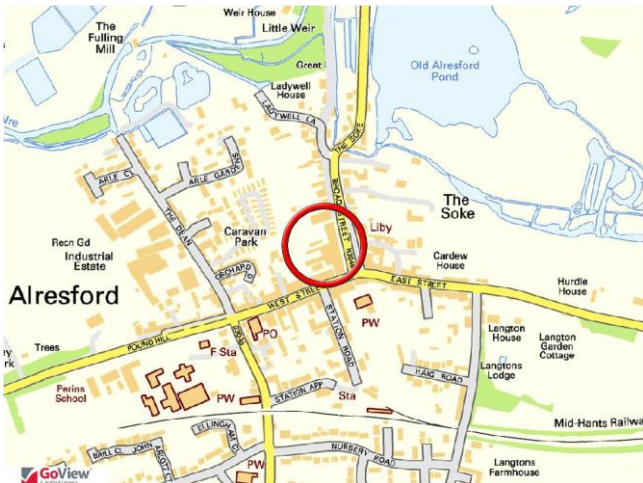
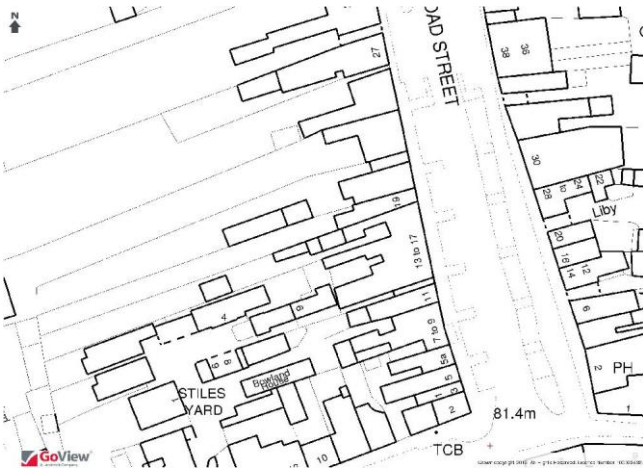
To the front is a patio area, and parking which will be agreed by way of a separate license.

We understand that all mains services are available.

Ultrafast Broadband is available (Source: Ofcom). There is mobile coverage from EE, Three, O2 and Vodafone (Source: Ofcom).

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.

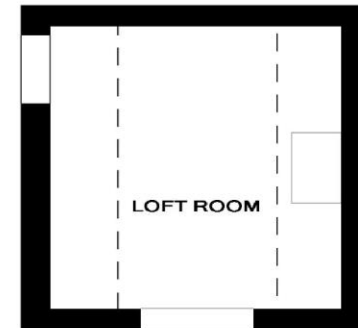




GROUND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 295 SQ.FT.
(27.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 209 SQ.FT.
(19.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 890 SQ.FT. (82.7 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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DIRECTIONS

22 Broad Street is almost opposite Hellards. Go through the archway into Georges Yard and number 22 will be found just on the left hand side.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	85	(92-100) A	85
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

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.

