

  
Hellards



*At home in Alresford*

# 6 Elm Road

ALRESFORD, HAMPSHIRE, SO24 9JX

## Asking Rent £ 1,800 PCM

- EPC Rating B
- Holding Deposit £415.38
- Deposit £2,076.90
- Council tax band D
- Immaculate Detached Bungalow
- Three Bedrooms
- Spacious Open Plan Living
- Garden and Patio
- Garage and Off Road Parking
- Bathroom and Separate Shower Room



An immaculately presented bungalow which has been beautifully extended, located in a popular road conveniently located for the town centre and bus stop approx. 50 metres away.

The accommodation comprises a living room, beautifully fitted kitchen, dining/family room with vaulted ceiling, two double bedrooms and single bedroom/study, shower room and bathroom. There is driveway parking, a garage and an attractive south facing garden.







The bungalow is approached via a path from the driveway to the front door which opens to the entrance hall. There are two double bedrooms at the front of the property with a range of fitted wardrobes, draw units and bedside cupboards, there is a third bedroom which could be used as a study/office. The kitchen has a range of modern shaker style units, with wood effect worktops and ceramic butler sink and built-in appliances. There is a side door leading to a covered passage way giving access to the utility room, there are doors along the passage way leading to front and rear gardens. The living area opens to the full width rear extension with underfloor heating and vaulted ceiling, two French doors invite you to a well manicured Southerly facing rear garden and patio. The bathroom is fully tiled and features a white suite comprising a bath, pedestal wash hand basin, a WC and heated towel rail. An additional shower room has been beautifully fitted with shower cubicle, wash hand basin and WC.

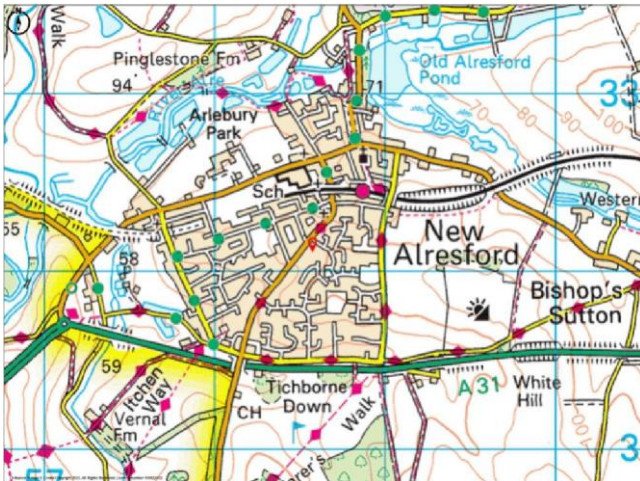
Outside, there is a driveway providing ample parking leading to the garage, The front garden is laid to lawn with neat flower boarder. There is close board fencing and trellis to the rear boundary.

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.

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

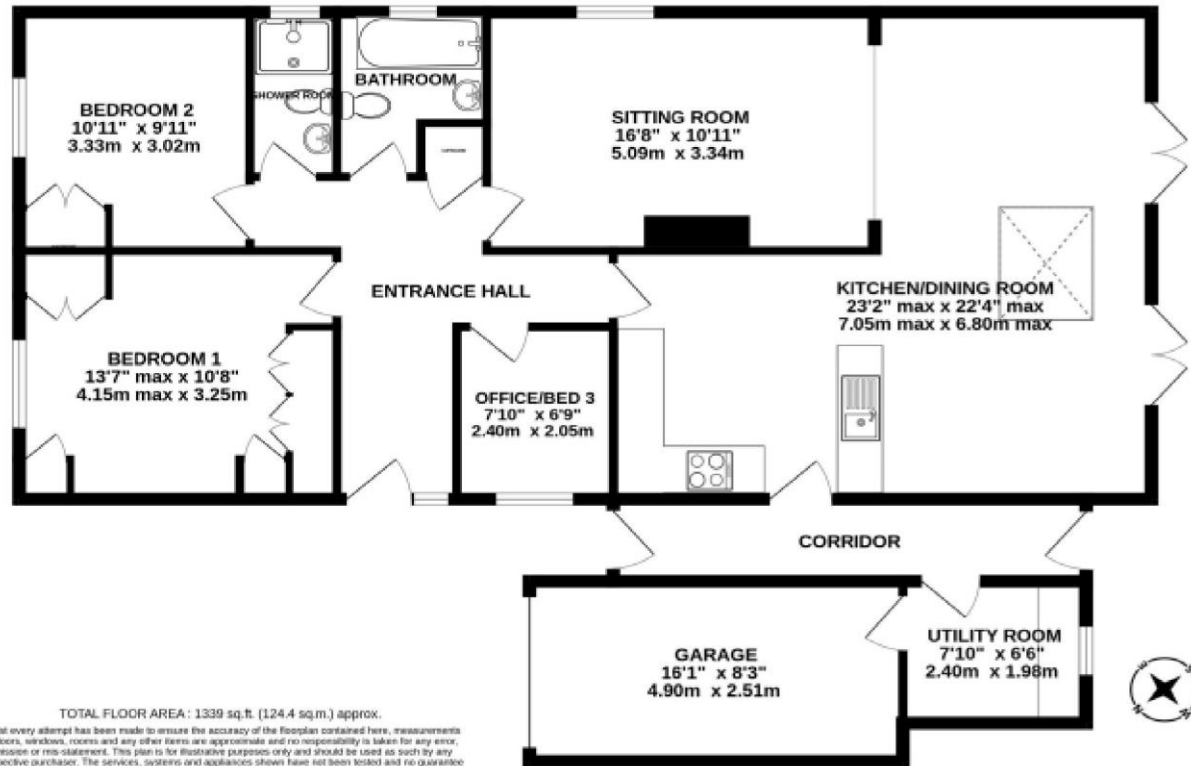
We understand that mains gas, electricity, water and drainage are connected.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</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	

## GROUND FLOOR 1339 sq.ft. (124.4 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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.  
 Made with Metropix 02023

### DIRECTIONS

From our office in 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. No.6 will be found on the right 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.

