

Hellards



At home in Alresford

37 Benenden Green

ALRESFORD, HAMPSHIRE, SO24 9PE

Asking Rent £ 1,500 PCM

- EPC Rating C
- Holding Deposit £346.15
- Deposit £1,730.75
- Council Tax Band C
- Facing onto Recreation Green
- Two bedrooms
- Sitting / Dining Room
- Modern Kitchen
- Garage
- Allocated Parking Space
- Garden

A beautifully presented home facing directly onto a green. Benenden Green is popular with both couples and families, and is within walking distance of the town centre, local infant, junior and secondary schools.





Upon entering, there is a useful storm porch, which opens into the open plan sitting / dining room. Adjacent to the dining room is a recently re-fitted modern kitchen. Upstairs there are two bedrooms and a stylish bathroom.

To the front of the property is a low-maintenance garden. The rear garden is mainly laid to lawn, with shed and rear gate. There is an allocated parking space and garage nearby.

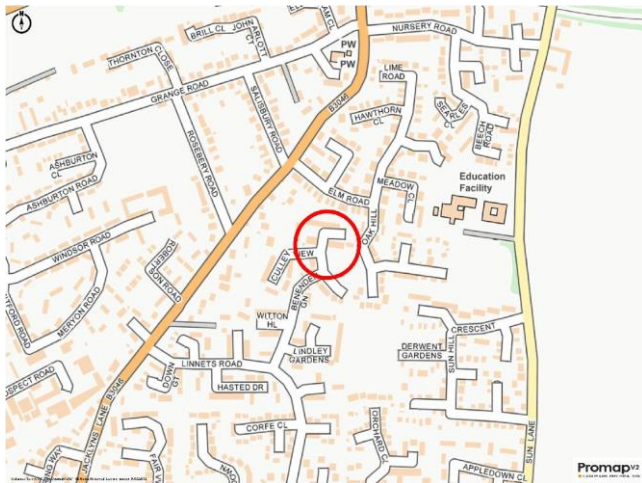
All mains services are connected. Ultrafast broadband is available (Source: Ofcom). There is likely to be a mobile signal from EE, Three, O2 and Vodafone (Source@ Ofcom).

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.

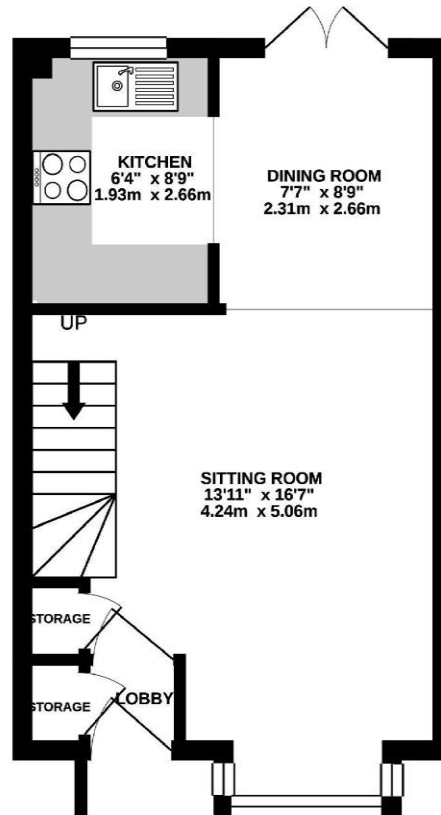


DIRECTIONS

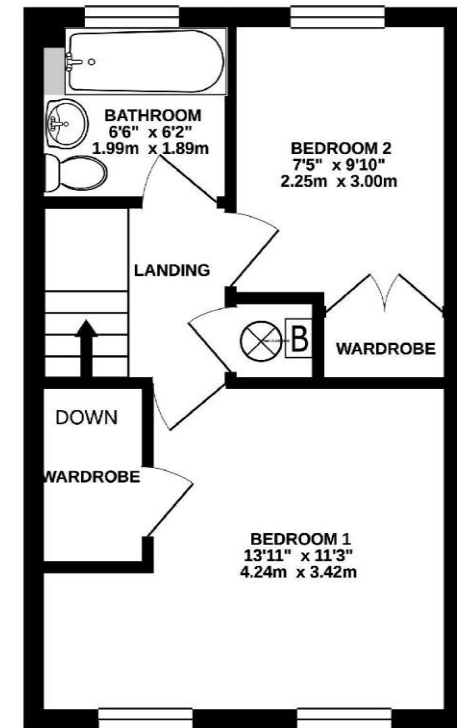
From our office in the centre of the town, proceed down West Street and at the bottom of the hill turn left into Jacklyns Lane. Go under the railway bridge, up the hill and down the other side and then take the first turn on the left into Linnets Road. Drive ahead and at the top turn left into Benenden Green. Proceed ahead and at the end turn left. Continue ahead and No. 37 will be found on the right.



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

TOTAL FLOOR AREA: 662 sq.ft. (61.5 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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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.

