

Hellards



At home in Alresford

11 Hasted Drive

ALRESFORD, HAMPSHIRE, SO24 9PX

Asking Rent £ 1,700 PCM

- EPC Rating C
- Holding Deposit £392.30
- Deposit £1,961.50
- Council Tax Band C
- Newly Redecorated
- Three Bedrooms
- Sitting / Dining Room
- Modern Kitchen
- Luxury Bathroom
- Garden
- Garage



A newly redecorated family house located in a popular cul-de-sac, with good access to the town centre, local schools and open countryside. The accommodation comprises a well-proportioned L-shaped sitting/dining room, fitted kitchen, entrance hall, cloakroom, three bedrooms, two of which are doubles, and a bathroom. There is a landscaped rear garden, a garage and on-road parking.





The front door opens to an entrance hall, where there is a cloakroom and stairs to the first floor. The kitchen has a range of smart units and drawers, with solid wood worktops, a built-in oven, an induction hob with filter hood above and built-in dishwasher. There are spaces for a washing machine and fridge/freezer. The living room is L-shaped and offers plenty of space for sofas and chairs, as well as room for a dining table and chairs. French doors open to the garden.

On the first floor, there is a linen cupboard and a loft access hatch. The main bedroom is a double room, with a recess suitable for storage, and a view over the garden. The second bedroom is also a double room and is located at the front of the property, whilst the third bedroom is a single room with a view of the garden. The bathroom is part-tiled and has a white suite consisting of a P-shaped shower/bath, a wash hand basin with storage below, a wc, heated towel rail and extractor.

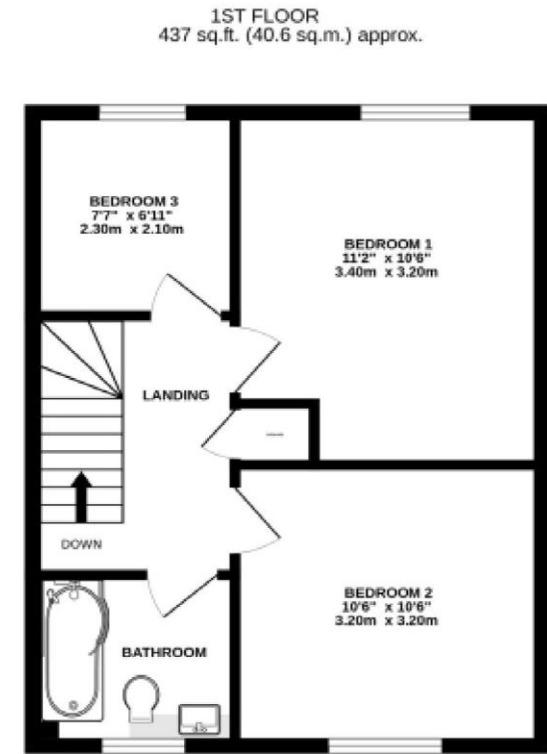
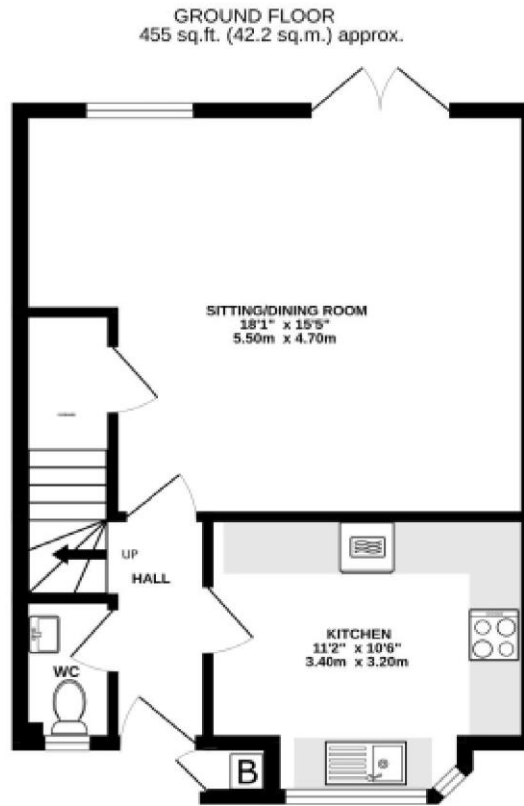
There is a small front garden with a path to the front door. The attractive rear garden is mainly laid to lawn, with a terraced area adjoining the rear of the house and an outside tap. The garden is enclosed by fencing, with flower/shrub borders to both sides, and a rear access gate onto Linnets Road.

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

Superfast Broadband is available (Source: Ofcom). There is 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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
	75	86
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

From our office in Broad Street, proceed down West Street and at the junction at the bottom of the hill turn left into Jacklyn's Lane. Go under the railway bridge, up the hill and down the other side and then take the first road on the left into Linnets Road. Hasted Drive is the second road on the right hand side. Proceed all the way to the end of the close where No.11 can be found straight ahead.

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.

