



At home in Alresford

35 Beech Road

ALRESFORD, HAMPSHIRE, SO24 9JS

Asking Rent £ 1,700 PCM

- EPC Rating C
- Holding Deposit £392.30
- Deposit £1961.50
- Council Tax Band E
- Family Home
- Three Bedrooms
- Sitting Room
- Modern Kitchen
- Dining Room
- Garage
- Garden
- Off Road Parking



This link-detached family home offers spacious family accommodation and benefits from a garage and off road parking.





The house is situated in a cul-de-sac location and is within easy walking distance of Sun Hill School, the town centre shops and Perins Secondary School.

The downstairs comprises of a sitting room, with decorative fireplace, a kitchen with a range of base and eye-level units, and a dining room with patio doors opening out onto the garden. There is also a cloakroom.

Upstairs is the master bedroom, which features a built in wardrobe, the second bedroom with built in wardrobe and bedroom three, which has a cupboard over the stairs. The bathroom has a shower over the bath. Outside, there is driveway parking leading to the garage. At the rear is a pleasant enclosed garden.

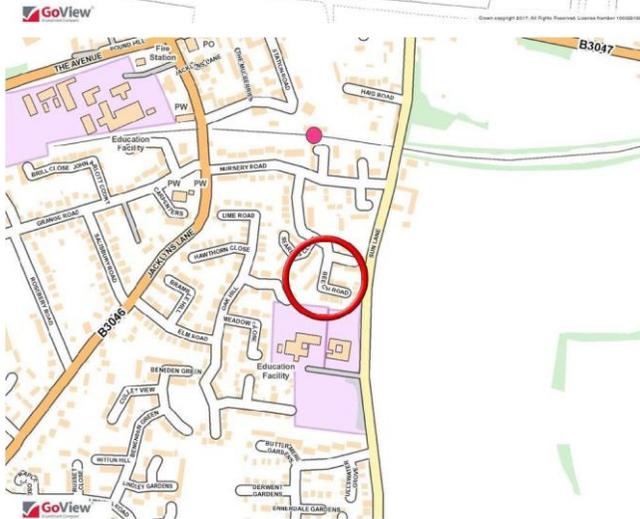
Superfast broadband is available (Source: Ofcom). A mobile signal is likely from EE, but unlikely from Three, O2 and Vodafone (Source: Ofcom).

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.

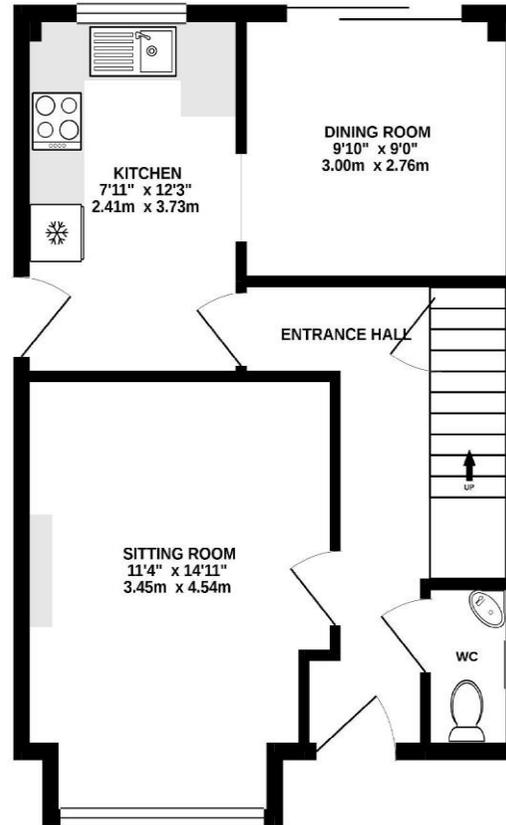


DIRECTIONS

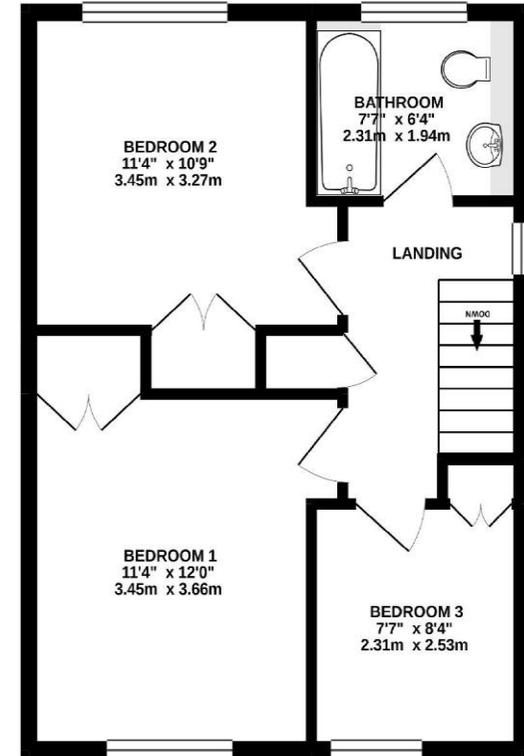
From the centre of Alresford, proceed down West Street and turn left into Jacklyn's Lane (sign posted to Cheriton). After the old railway bridge, turn left into Nursery Road and, about half way along, turn right into Beech Road. Continue around the 'S' bend and turn left, where No.35 can be found shortly after on the right hand side



GROUND FLOOR
460 sq. ft. (42.7 sq. m.) approx.



1ST FLOOR
442 sq. ft. (41.1 sq. m.) approx.



Energy Efficiency Rating

| 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 | | |
| | | 84 |
| | 70 | |
| England & Wales | EU Directive 2002/91/EC | |

TOTAL FLOOR AREA : 902 sq. ft. (83.8 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.

