


Hellards



At home in Alresford

57 Orchard Close

ALRESFORD, HAMPSHIRE, SO24 9PY

Asking Rent £ 1,300 PCM

Energy Performance Rating C

Holding Deposit £300.00

Deposit £1,500.00

Council Tax Band C

Two Bedrooms

Sitting / Dining Room

Kitchen

Bathroom

Garden

Allocated Parking Space



A well presented home, set in a popular residential location.





From the entrance hall, there is a doorway through to the modern kitchen which is fitted with a range of base and eye level units and a contrasting worktop. The sitting / dining room is situated at the rear of the house, and has a useful under stairs cupboard. There are doors out onto the rear garden.

Upstairs there are two bedrooms, and the bathroom, which features a 'P' shaped shower bath.

To the front of the house is a small garden, with allocated parking space nearby. At the rear is a split level garden, with a patio area and an artificial lawn. There are steps down to a further patio.

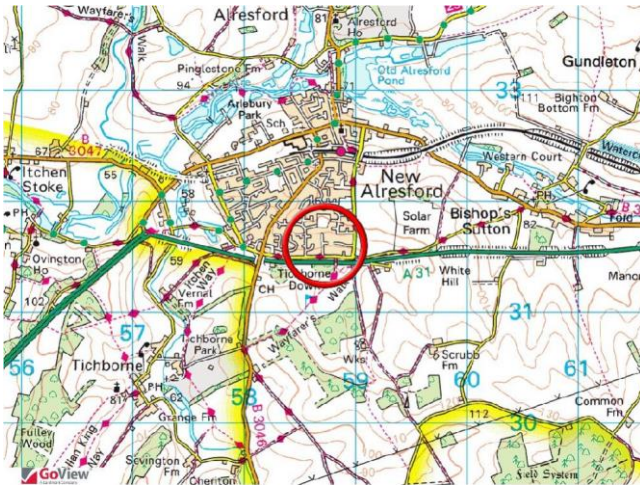
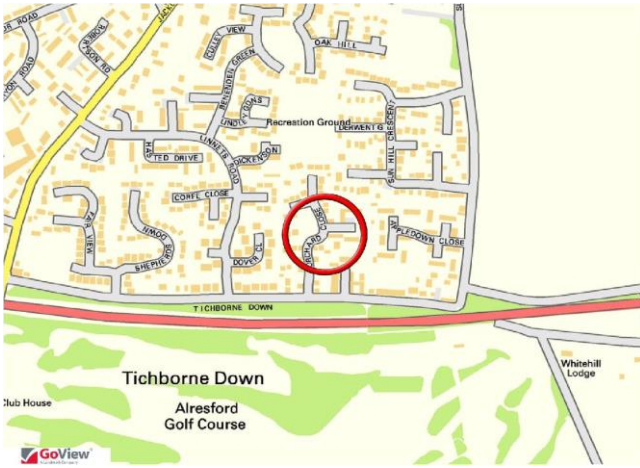
Standard broadband is available (source: Ofcom). A mobile signal is likely from EE and O2, but limited from Three and Vodafone (source: Ofcom).

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.

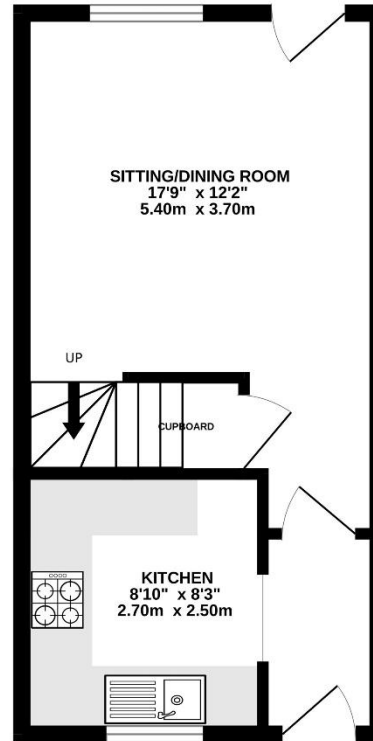


DIRECTIONS

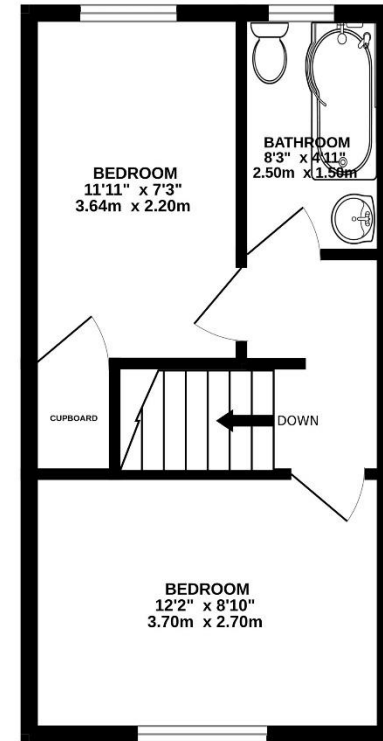
From our offices in Broad Street, turn right into West Street and then left into Jacklyns Lane. Proceed for around 1 mile and at the Cricketers Pub, turn left into Tichborne Down. Orchard Close is the 3rd turning on the left. Turn second right once into the Close and then number 57 will be found on your right.



GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		86
69-80 C		
55-68 D	70	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 595 sq.ft. (55.3 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.

