



*At home in Ropley*

# Midlegate Petersfield Road

ALRESFORD, , SO24 0ET

## Asking Rent £ 1,300 PCM

- EPC Rating C
- Holding Deposit £300
- Deposit £1500
- Council Tax band F
- Modern three bedroom bungalow
- Living room with open multifuel fire
- Large Kitchen / Breakfast Room
- Shower Room
- Bills £250 Payable to Landlord
- Shared Garden



A spacious, versatile and well-presented home on the edge of the village of Ropley.





A spacious and well-presented home on the edge of the popular village of Ropley.

The accommodation comprises of an entrance hall, three double bedrooms, a family bathroom and large living room with open fire place. There is also a fitted kitchen with views over the garden and beyond.

In addition there is a good size utility room which is shared with the owners of the neighbouring/adjoining property.

Outside there is off road parking for two cars.

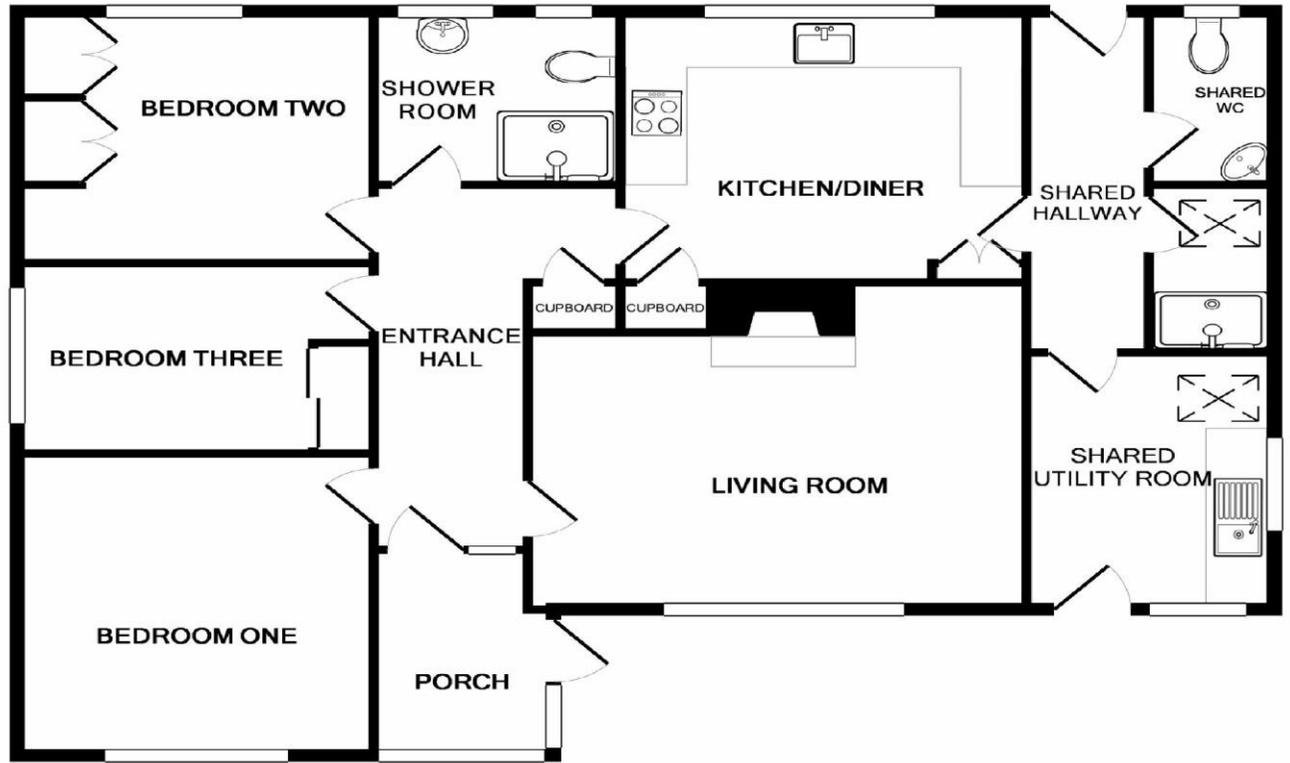
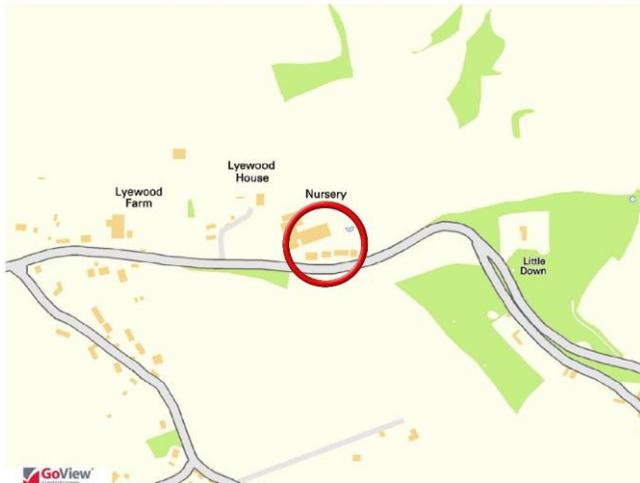
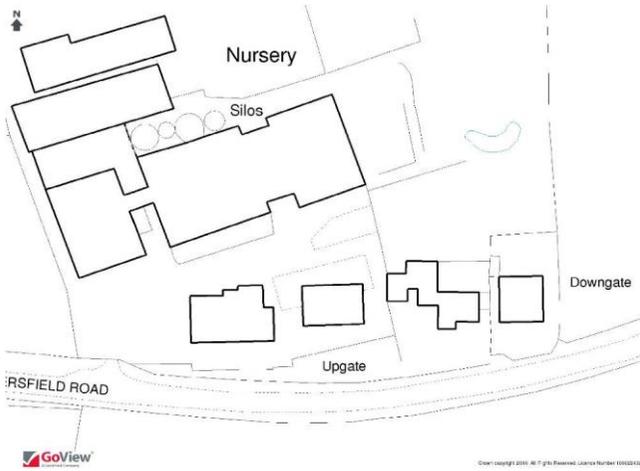
All utility bills are recharged by the Landlord at £250 per month.

Middlegate is located on the edge of the popular village of Ropley and within easy reach of the historic market town of Alresford, notable for its charming Georgian buildings and eclectic mix of independent shops, coffee shops and public houses. There is easy access to London, Winchester and Southampton on the A31, and rail access to London from Alton or Winchester.



### DIRECTIONS

From the centre of Alresford proceed out of the town along East Street. Follow the road going through the village of Bishops Sutton and at the roundabout take the first exit onto the A31 following signs to Alton and Four Marks. Turn right after petrol station down Petersfield Road, keep on this road heading towards Monkwood, you will see Lyewood Nurseries on your left and just after this, the entrance to the property is on your left.



TOTAL APPROX. FLOOR AREA 1057 SQ.FT. (98.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82-100) <b>A</b></p> <p>(61-91) <b>B</b></p> <p>(49-80) <b>C</b></p> <p>(35-60) <b>D</b></p> <p>(20-54) <b>E</b></p> <p>(11-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	76 → 81		
<p>England, Scotland &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England, Scotland &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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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.

