

Hellards



At home in Alresford

24 Watercress Meadow

ALRESFORD, HAMPSHIRE, SO24 9QG

Asking Rent £ 1,400 PCM

- Energy Performance Rating C
- Holding Deposit £323.07
- Deposit £1615.35
- Council Tax Band B
- End of Terrace House
- Two Bedrooms
- Kitchen / Breakfast Room
- Sitting Room
- Bathroom
- Garden
- Allocated Parking



A lovely two bedroom end of terrace house with westerly views over watercress beds and open countryside.





Watercress Meadow is located on the south-western edge of Alresford. The ground floor accommodation comprises a sitting room and kitchen/ breakfast room. Upstairs, there are two bedrooms and a bathroom. There are two dedicated parking spaces to the front, and an attractive garden, with a gate to a communal area to the rear.

The house is approached via a path, with the front door opening to an entrance lobby with stairs to the first floor. A door to the left opens to the sitting room, which has wood-effect flooring, an understairs cupboard and window to the front. The fitted kitchen features a range of units and drawers, with worktops and tiling above. There is a wall-mounted boiler, dining area and door to the garden.

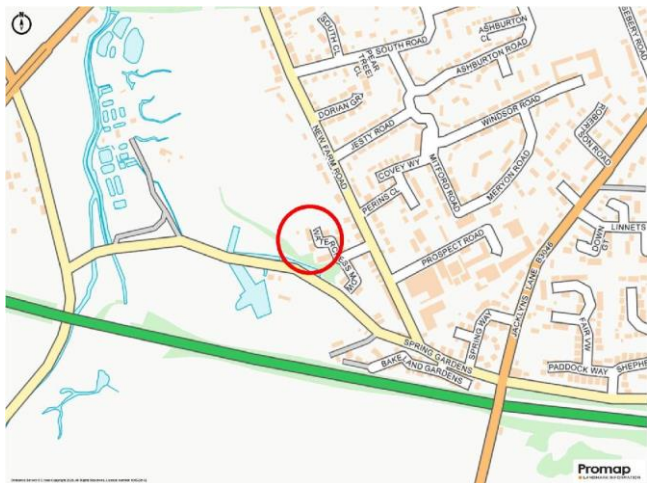
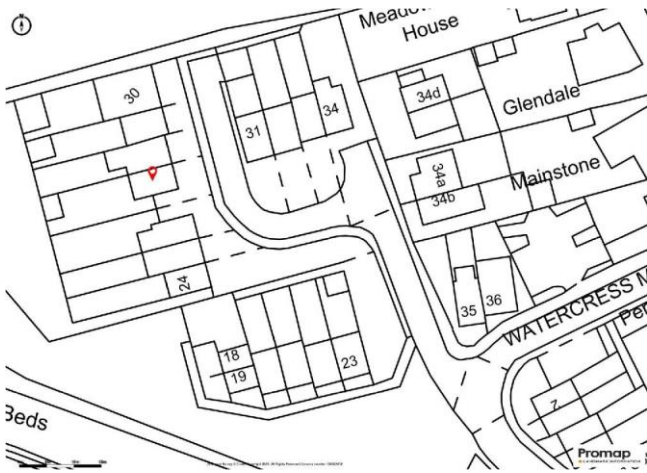
On the landing, there is an airing cupboard housing the hot water tank. The main double bedroom is at the front of the house, and features a deep wardrobe. The second bedroom overlooks the garden and watercress beds. The bathroom has a white suite comprising a bath with shower above, a wc and wash hand basin.

There is a communal path to the side of the house, and a gate allows access to the rear garden, which has been landscaped and enjoys views of the watercress beds. A gate to the rear leads to the communal area.

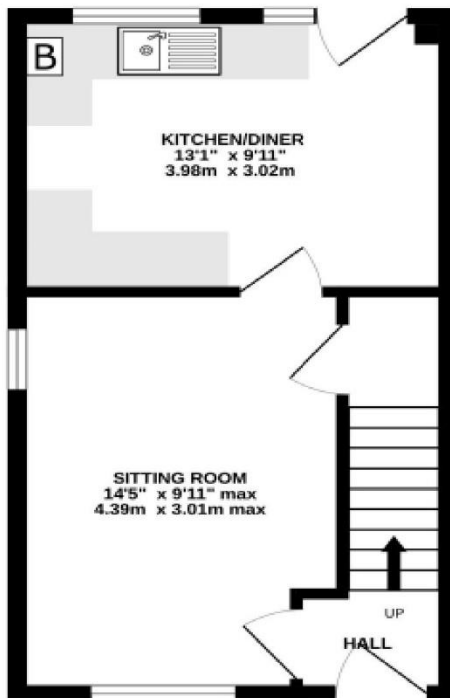
Ultrafast broadband is available (source: Ofcom). A mobile signal is likely from EE, limited from Three and O2 and none from Vodafone (source: Ofcom).



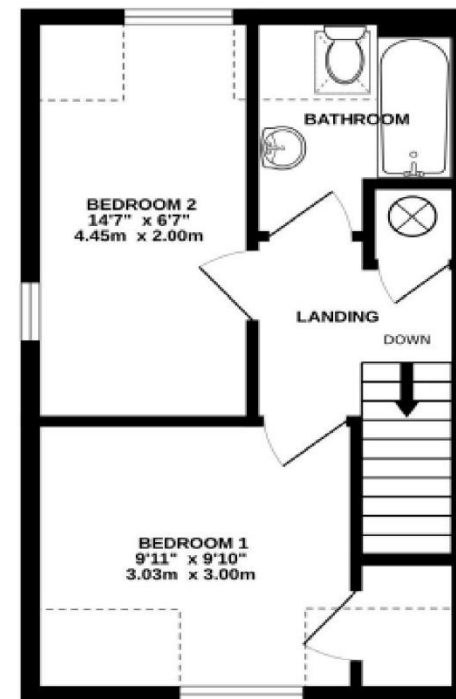
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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.



GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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		86
69-80 C		
55-68 D	71	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
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 Jacklyns Lane. Go under the railway bridge, up the hill and down the other side. As you reach The Cricketers pub on the left, turn right into Spring Way, and follow the road as it bears right into New Farm Road. Watercress Meadows can be found on the left just after passing Elm Cottage. As you enter the close take the right fork and follow the road round the bend to the left where No. 24 is the first house that can be found on the left hand side.

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.

