


Hellards



At home in Alresford

4 Jesty Road

ALRESFORD, HAMPSHIRE, SO24 9JA

Asking Rent £ 1,800 PCM

- Energy Performance Rating C
- Holding Deposit £415.38
- Deposit £2,076.90
- Council Tax Band C
- Three Bedrooms
- Study
- Sitting & Dining Rooms
- Kitchen
- Utility Room & WC
- Garden
- Off Road Parking



A larger than average three bedroom family home set in a sought after location.





The property is approached via a path to the front door, with parking to the left and a small front garden. Upon entering, there is a small entrance hall with stairs to the first floor. To the left is the dining room, with archway through to the kitchen. This has a modern range of base and eye-level units. There is a door through to the adjacent utility room with separate WC. There is a further door to the study.

The dual aspect sitting room can be accessed from both the kitchen and entrance hall.

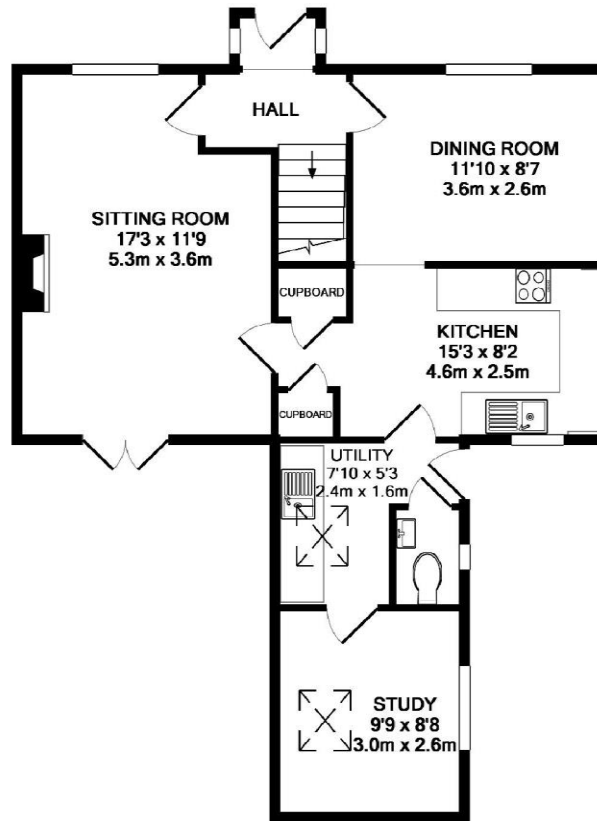
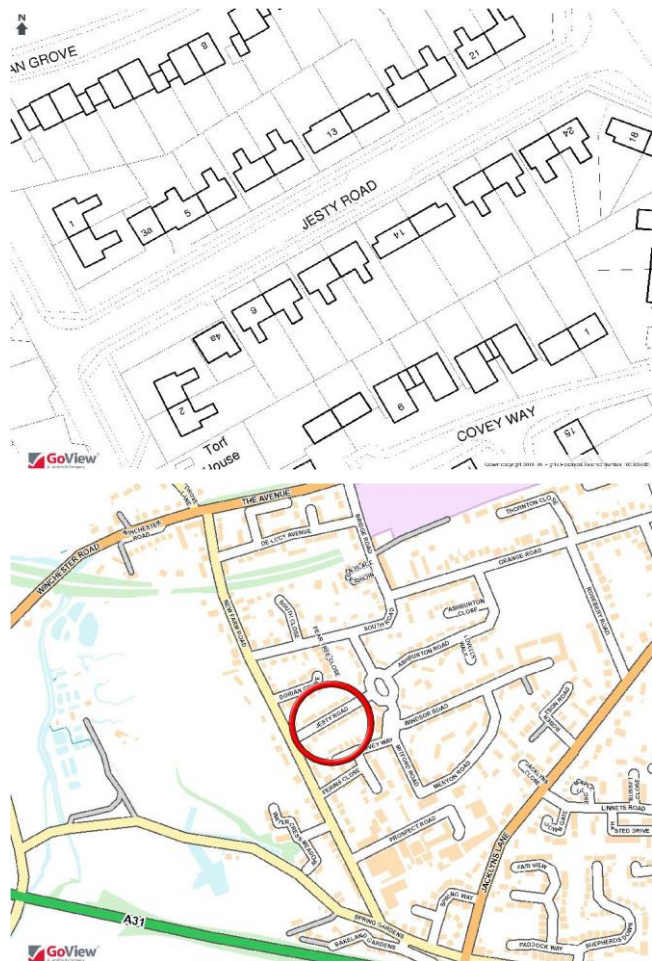
Upstairs, there is the master bedroom with built-in wardrobes, two further bedrooms and the family bathroom.

Outside, there is off road parking on the grave drive. A side gate leads to the back garden and patio area.

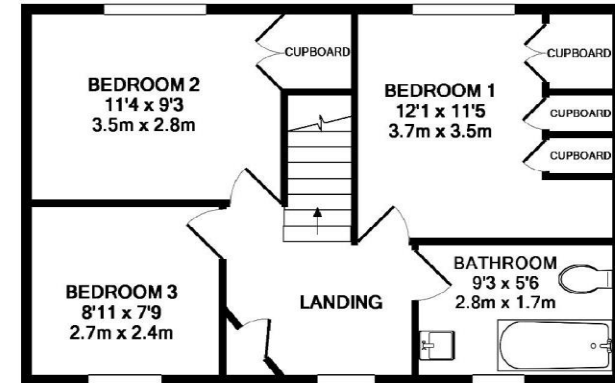
Superfast broadband is available (source: Ofcom). A mobile signal is likely from Three, but limited from EE, O2 and Vodafone (source: Ofcom).

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.





GROUND FLOOR
APPROX. FLOOR
AREA 630 SQ. FT.
(58.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 467 SQ. FT.
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1097 SQ. FT. (101.9 SQ.M.)
While 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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DIRECTIONS

From our offices in Broad Street, continue into West Street and follow the road as it turns into The Avenue. Take the 2nd turning on the left to New Farm Road and Jesty Road will be found a few hundred yards along on the left. Number 4 actually faces on to New Farm Road so will be found immediately to the right as you turn into Jesty Road.

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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.

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			
		70	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		65	78
England, Scotland & Wales		EU Directive 2002/91/EC	

