



At home in Alresford

1 Dorian Grove

ALRESFORD, HAMPSHIRE, SO24 9QR

Asking Rent £ 2,000 PCM

- Energy Performance Rating E
- Holding Deposit £461.53
- Deposit £2,307.65
- Council Tax Band E
- Versatile Accommodation
- Four Bedrooms
- Study / Bedroom Five
- Sitting / Dining Room
- Kitchen
- Bathroom with Separate Shower
- Garden
- Garage
- Off Road Parking



A well presented family home with versatile accommodation, set in a slightly elevated position on a corner plot.





Upon entering, there is an entrance hallway with stairs to the first floor. To the right is the 'L' shaped sitting / dining room, with double doors out onto the garden. There is also a door through to the study / bedroom 5. There is a modern kitchen with a range of base and eye level units.

Upstairs, there are four bedrooms, and a family bathroom which features a separate shower.

Outside, there is a garden, garage and off road parking.

We understand that all mains utilities are connected. Superfast broadband is available (source: Ofcom). A mobile signal from Three is likely, 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.

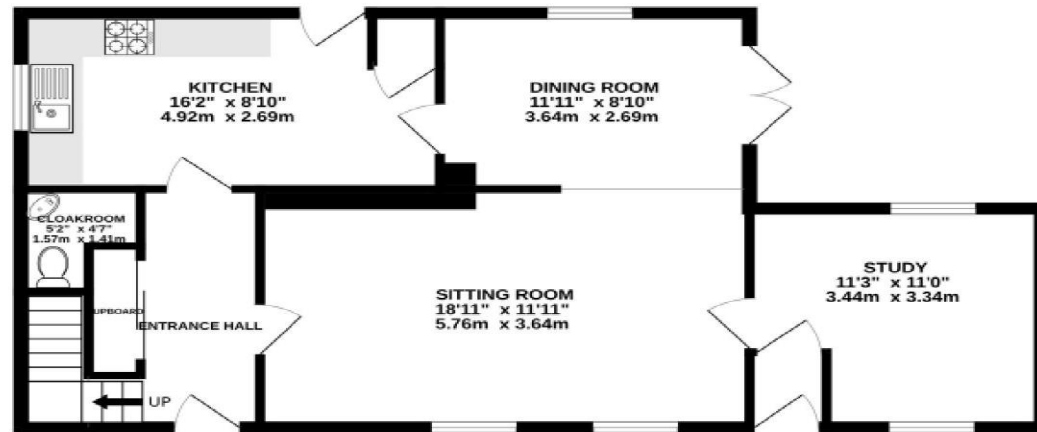


DIRECTIONS

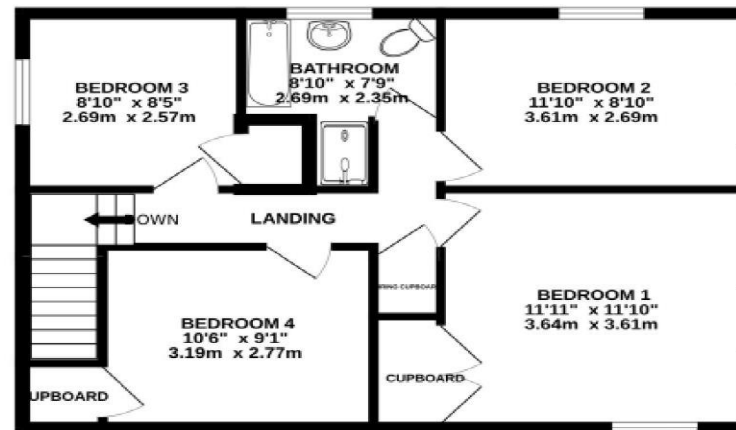
From our offices, turn right and at the top of the road turn right into West Street. Continue along The Avenue and turn left into New Farm Road. Continue along and take the third left into Dorian Grove, where the property can be found immediately on the left.



GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.0 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	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	77
	52
Not energy efficient - higher running costs	
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	
	74
	47
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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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.

