

  
Hellards



*At home in Four Marks*

# 62 Lapwing Way, Four Marks

ALTON, HAMPSHIRE, GU34 5FD

## Asking Rent £ 2,000 PCM

- Energy Performance Rating B
- Holding Deposit £461.53
- Deposit £2,307.65
- Council Tax Band D
- Newly Refurbished
- Four Bedrooms
- Two Bathrooms
- Sitting / Dining Room
- Newly Fitted Kitchen
- Garden
- Garage
- Allocated Parking Space



A newly refurbished family home, with a garden and garage.







From the entrance hall, there are doors through to all the principal rooms. To the left is a kitchen / dining room which has been newly fitted with a range of gloss grey base and eye level units. There is a generous-sized sitting / dining room, with patio doors opening out onto the garden. From the hall, there is also a cloakroom.

On the first floor are three bedrooms, two doubles and a single. The family bathroom features a white suite, with a shower over the bath. On the top floor is the master bedroom, with dressing area and en-suite shower room.

To the rear is a garden with raised decked area. There is a rear gate allowing access to the parking area and single garage.

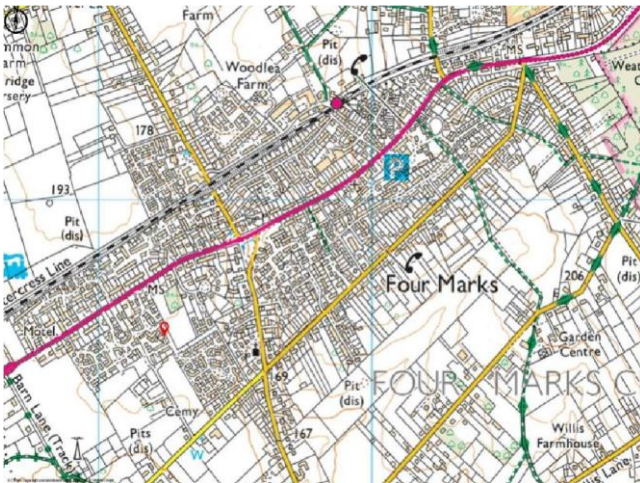
We understand that all mains utilities are connected. Ultrafast Broadband is available (source: Ofcom). A mobile signal is likely from O2, but limited from EE, Three and Vodafone (source: Ofcom).

Four Marks has an active community with a good number of clubs and societies, a Village Hall, Church, shopping facilities, Petrol Station and a Primary School. The market town of Alton has a Waitrose, M&S and Sainsbury food stores, along with other shops and facilities. In addition, Alresford, Petersfield, Farnham, Winchester and Basingstoke are within easy striking distance. There is good road access to London, the M25 and beyond via the A31, which runs through the village. There is direct mainline rail access to London from Alton, with Heathrow/Gatwick airports 1 hour away and Southampton airport roughly 30 mins away.

### **DIRECTIONS**

From our Office, turn right into Broad Street, and then Left into East Street. Continue along East Street and out of Alresford, and through Bishops Sutton. At the roundabout, take the first exit towards Ropley. Continue through Ropley and into Four Marks. Continue along this road, and past the Travel Lodge on the left. Turn right into Lapwing Way and continue along and around to the left. After the right hand bend, the property can be found on the right.

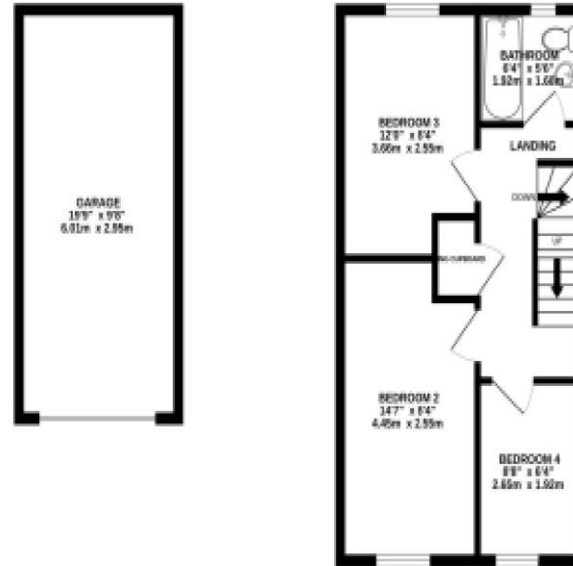




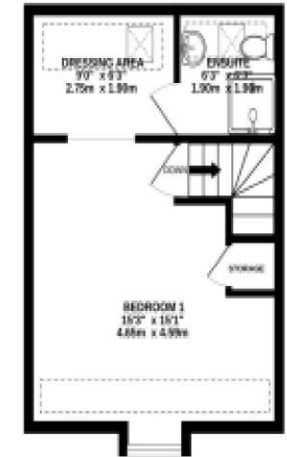
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 <b>A</b>		
81-91 <b>B</b>		<b>89</b>
69-80 <b>C</b>	<b>79</b>	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

