



10 Nicholson Place

Bridge Road | Alresford
Hampshire | SO24 9HP

Guide Price £360,000

- Extended Family Home
- Four Bedrooms and Bathroom
- Large Sitting Room and Dining Room
- Fitted Kitchen overlooking Garden
- Excellent Location Close to Perins School

An unusually spacious family home that has been extended to the side. It sits in a small private road of similar houses and bungalows, which encircle a small green. Nicholson Place is located off Bridge Road and is about a 10-12 minute walk into the town.

The house has four generously proportioned bedrooms as well as a bathroom upstairs. There is plenty of living accommodation downstairs, including a large sitting room with double doors, which open to the garden. The hallway includes a lobby extension to the front, with space for coats and shoes. A door opens to the dining room, where there is room for an electric stove and a window overlooking the green to the front of the house. The fitted kitchen is to the rear of the house from where a door opens to the garden.

In our opinion, this property offers good value for money, for the amount of internal space it has. There is parking to the front as well as additional parking on the crescent. A gate from the front leads through to the rear garden. The property is well-situated being within walking distance of the town centre and Perins School. No onward chain.

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.

LOBBY

HALLWAY

SITTING ROOM

23' 5" x 11' 1" (7.16m x 3.40m)

DINING ROOM

12' 11" x 12' 4" (3.94m x 3.78m)

KITCHEN

15' 7" x 9' 10" (4.77m x 3.00m)

FIRST FLOOR LANDING

BEDROOM ONE

15' 8" x 10' 11" (4.80m x 3.33m)

BEDROOM TWO

12' 4" x 10' 9" (3.76m x 3.29m)

BEDROOM THREE

12' 2" x 8' 0" (3.72m x 2.45m)

BEDROOM FOUR

11' 2" x 7' 4" (3.41m x 2.25m)

BATHROOM

7' 2" x 5' 6" (2.19m x 1.68m)

SERVICES

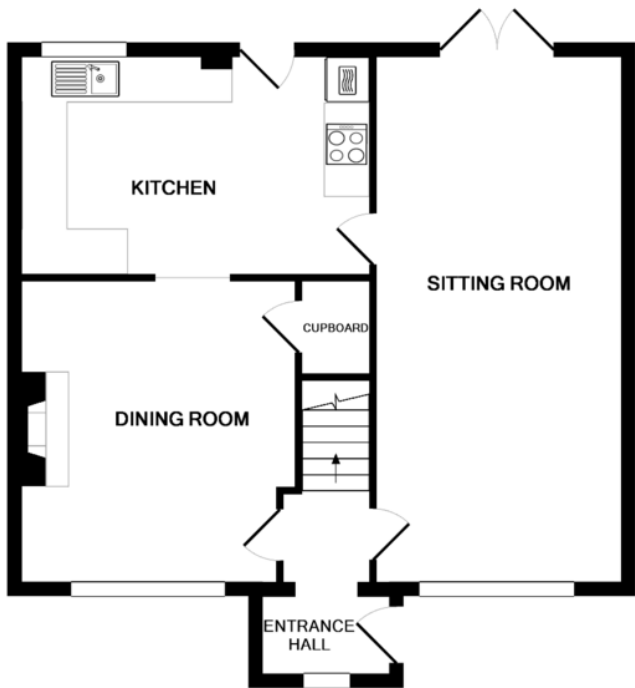
We understand that all mains services are connected.

LOCAL AUTHORITY INFORMATION

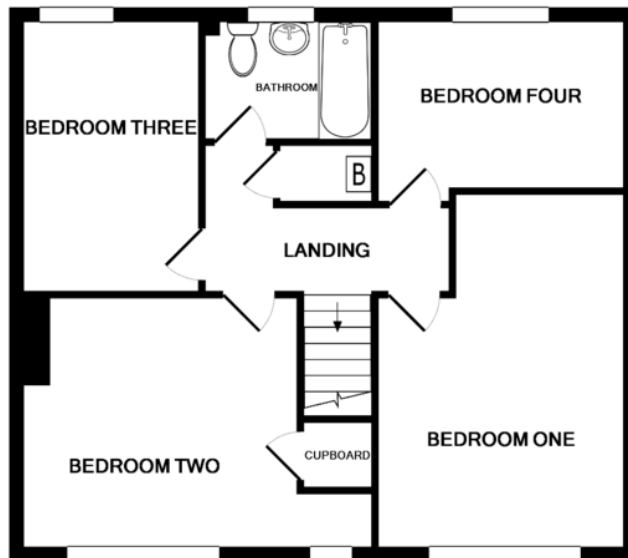
Winchester City Council

Council Tax Band: C





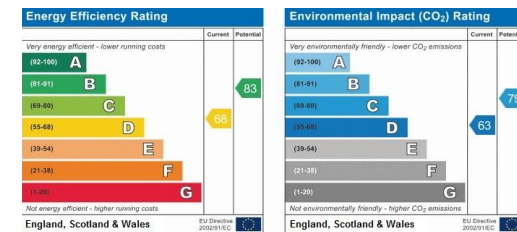
GROUND FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 624 SQ.FT.
(58.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1279 SQ.FT. (118.8 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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DIRECTIONS
From the centre of Alresford proceed west along The Avenue in the direction of Winchester. Take the first turning on the left into Bridge Road, continue along for a little while and Nicholson Place will be found on the right hand side. No.10 is located on the right.