

  
Hellards



*At home in Alresford*

# 9 Elm Road

ALRESFORD, HAMPSHIRE, SO24 9JX

## Guide Price £530,000

- Detached Three Bedroom Bungalow
- Kitchen/Breakfast Room
- Patio Doors Leading to a Deck Ramp to the Garden
- Bathroom and Ensuite Shower Room
- Double Glazed Windows and Gas Central Heating
- Driveway Leading to Garage With Electric Door
- Front and Rear Gardens
- No Onward Chain

A well presented three bedroom detached bungalow situated within easy striking distance of Alresford, and just a short level walk to the bus stop at the top of Jacklyns Lane. The layout has been completely reconfigured to include a large front aspect sitting room, rear aspect kitchen/ breakfast room, bathroom, principle bedroom with ensuite shower/ wet room , garage and a manageable rear garden.

The property is approached from the driveway, with a covered porch leading to the main door being to the front of the bungalow. The door opens to a spacious entrance hall, with two cupboards a door to the rear covered rear lean to and a door to the left hand side to the sitting room with front aspect double glazed windows and double doors to the kitchen/breakfast room which has a range of eye and floor level units, an inset sink, Logik gas hob, Hotpoint electric over and built in Panasonic microwave, there is plumbing/space for both a washing machine and a dishwasher, a double glazed window overlooking the rear garden and double glazed patio doors off the sitting area opening to the garden with a deck ramp.







The principle bedroom is accessed via the sitting room which has a front aspect double glazed window and a door to an ensuite shower room/ wet room with a shower attachment, wash hand basin and wc. There are two further bedrooms off a rear hall and a modern bathroom suite. The second bedroom/ rear sunroom has a double glazed windows and patio doors to the garden which gets a lot of sun.

There is an accessible 15m/ 49ft x 9m/29ft approx rear garden with a side access, summer house, decked ramp, flower beds and artificial grass area. The front garden has various flower beds and driveway parking, leading to a garage with power, light, rear door and an electric front door. Offered to the market with 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.



## **SERVICES**

Mains water, electricity, gas and drainage all connected.

## **LOCAL AUTHORITY INFORMATION**

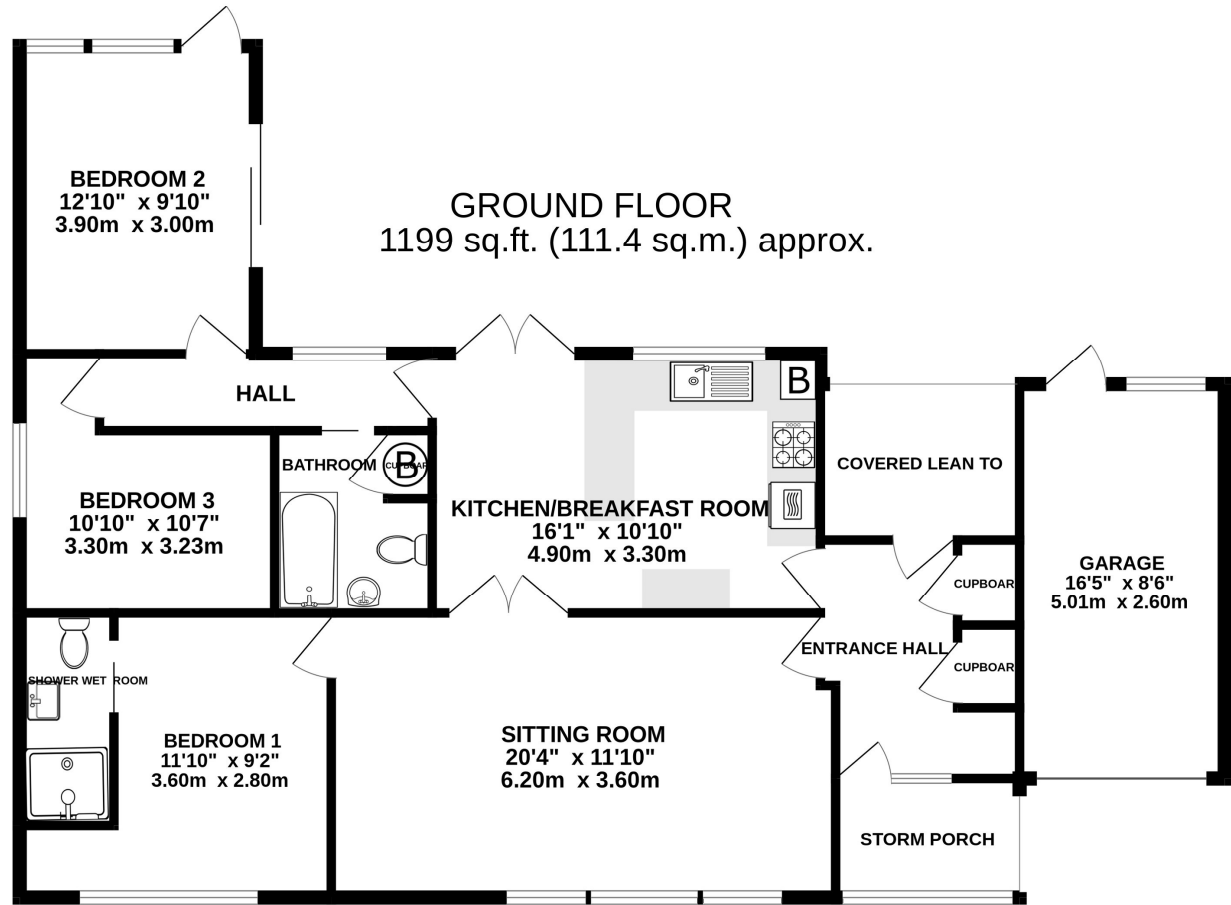
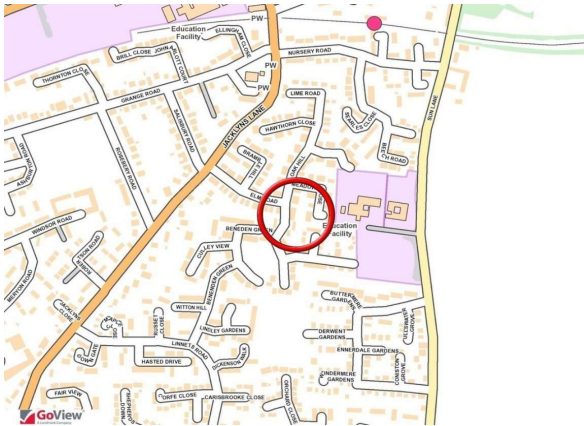
Winchester City Council

Council Tax Band: D

## **DIRECTIONS**

From our office in the centre of the town, head down West Street (in the direction of Winchester). At the bottom of West Street turn left into Jacklyns Lane. Proceed along, going under the bridge, then up the hill and, at the brow of the hill, turn left into Elm Road. No.9 can be found on the left hand side before you turn onto Oak Hill.





**GROUND FLOOR**  
1199 sq.ft. (111.4 sq.m.) approx.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(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	

TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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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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.

