



At home in Alresford

37a Mitford Road

ALRESFORD, HAMPSHIRE, SO24 9HY

Guide Price £325,000

- Recently Built Detached House with PCC Certificate
- Fully fitted Kitchen with Integrated Appliances
- Home Office with Power and Lighting Connected
- Block Paved Driveway Immediately to the Front
- Ground Floor Cloakroom and First Floor Bathroom
- Double Glazed and Gas Fired Central Heating
- Under a Mile from Town with Shop and Bus Service Nearby

A unique detached house recently built and presented in pristine condition with additional detached home office located in a popular residential area less than a mile distance from the town centre. The property is offered for sale with the benefit of no onward chain.

The front door is approached from the block paved driveway, with the front door opening to a porch and inner hallway with doors leading to kitchen, sitting/dining room and cloak room. The sitting/dining room has been will laid out and enjoys a lovely bright and airy feel with twin french doors leading to the rear garden. The wall mounted flame effect fire gives a focal point to the room. The kitchen features a smart range of wall and base level units and drawers with soft closure's, in a heritage colour finished with brushed steel fittings. Complemented by granite effect work surfaces and ceramic butler sink with mixer tap. The appliances are all integrated and include double oven, fridge/freezer, washing machine, dishwasher and induction hob with glass splash back and cooker hood over. The useful cloakroom is located under the stairs.





There are two bedrooms to the first floor with built in wardrobes. The bathroom features a white suite with a P-shaped shower over the bath and glass screen, a wash hand basin with vanity storage, w.c, heated towel rail, ceiling extractor and matching floor and wall tiles tiled.

Outside, the low-maintenance rear garden can be accessed through the side gate of the house or via either set of french doors which lead from the sitting room, there is a paved terrace with step up to an area laid to Astroturf, enclosed by panelled fencing. The useful home office is located in the rear garden and is supplied with power and lighting. There is driveway parking immediately to the front of the house for two vehicles.

Alresford is a beautiful Georgian market town located in stunning surroundings on the edge of the South Downs National Park. It is known for its deep history, gorgeous, colourful Georgian buildings, with those on Broad Street and East Street being amongst the most prestigious. It has a variety of high quality independent shops including a butcher, greengrocer, fishmonger, wine merchant and book/art supplies shop, as well as restaurants and historic inns, churches and high quality schools. It is also well known for its lovely walks with numerous trails running through the beautiful countryside and hills surrounding the town, winding along vineyards, bluebell woods and the famous chalk stream running through the valley.

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

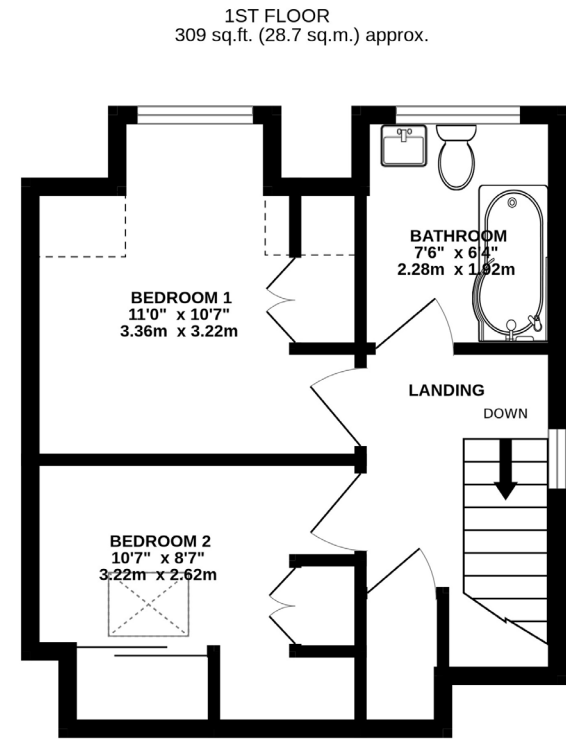
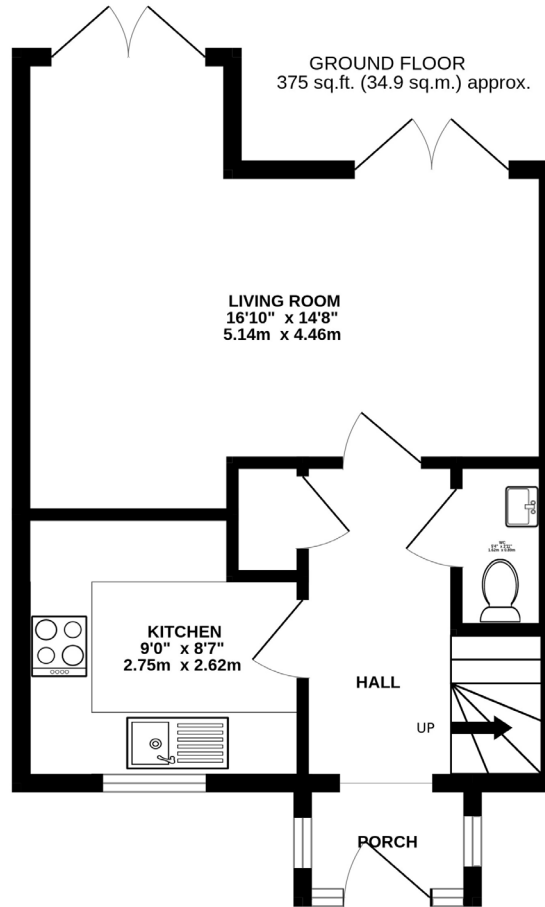
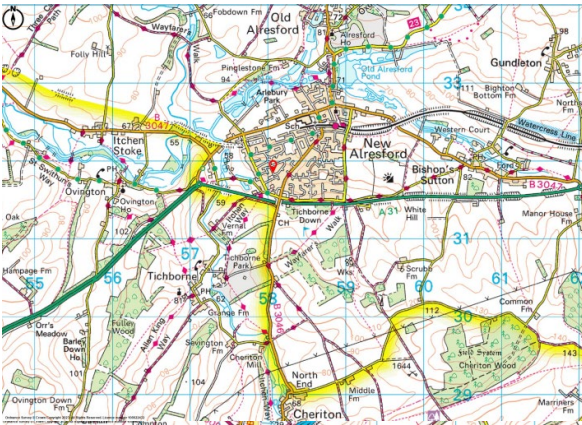
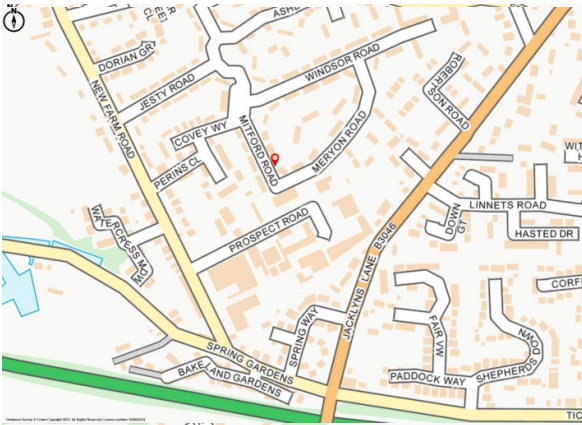
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: D

DIRECTIONS

From the centre of Alresford proceed west along The Avenue in the direction of Winchester. Take the first turning on the left onto Bridge Road, following it around the bend onto South Road. Then turn left onto Mitford Road, continue straight over the roundabout and the property can be found on the left hand side just before the road bends to the left onto Meryon Road.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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.

TOTAL FLOOR AREA : 684 sq.ft. (63.6 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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