

  
Hellards



*At home in Alresford*

# 37 Mitford Road

ALRESFORD, HAMPSHIRE, SO24 9HY

## Guide Price £319,500

- Semi-Detached Bungalow
- Two Bedrooms and a Bathroom
- Driveway Parking for Three Cars
- Front and Rear Gardens
- Delightful Cottage Garden
- No Onward Chain

A nicely presented two bedroom semi-detached bungalow in a popular part of the town, with driveway parking, and front and rear gardens. The property is vacant and is offered for sale with no onward chain.

The bungalow is approached from the road via a 5-bar gate, which opens to a gravelled driveway. The front door is at the side of the property and opens to an entrance hall, which has a loft access hatch with fitted loft ladder. The loft is part-boarded.

The spacious living room features a non-working fireplace with alcoves, and a picture window to the front. The kitchen features a range of fitted wood-effect units and drawers, with worktops and matching upstands, a stainless steel sink, a built-in electric oven and hob, with an extractor hood above. There are spaces for a washing machine and fridge/freezer (appliances not included).

The main bedroom is a double room with double aspect windows. The second bedroom has a built-in wardrobe/storage.







The bathroom has a white suite comprising a bath with separate shower above and a glass screen, a wc, wash hand basin set in a vanity storage unit, an extractor and heated towel rail.

Outside, there is an attractive front garden that is laid to lawn with a shrub border, picket fence and 5-bar gate. A gate to the side of the bungalow leads through to the rear garden, which is triangular and is laid to lawn.

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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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**

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

### **LOCAL AUTHORITY INFORMATION**

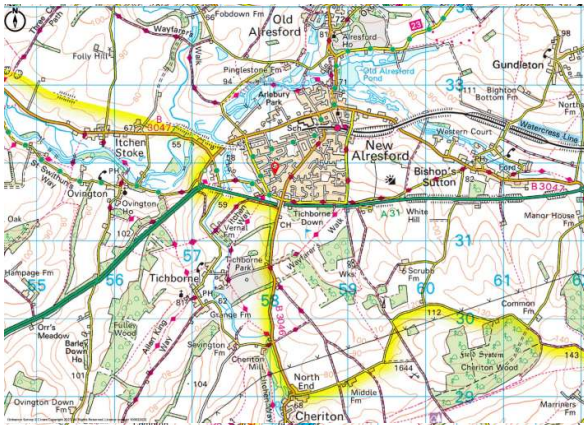
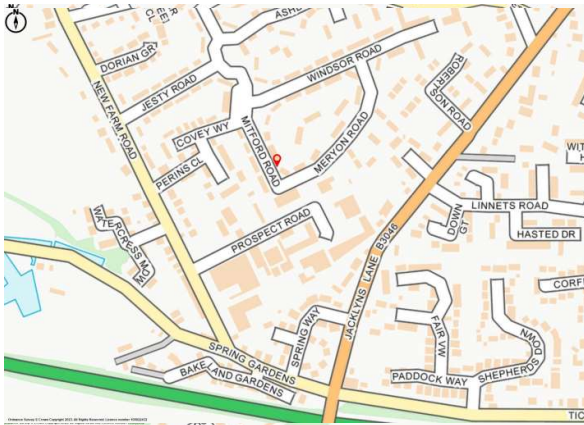
Winchester City Council

Council Tax Band: B

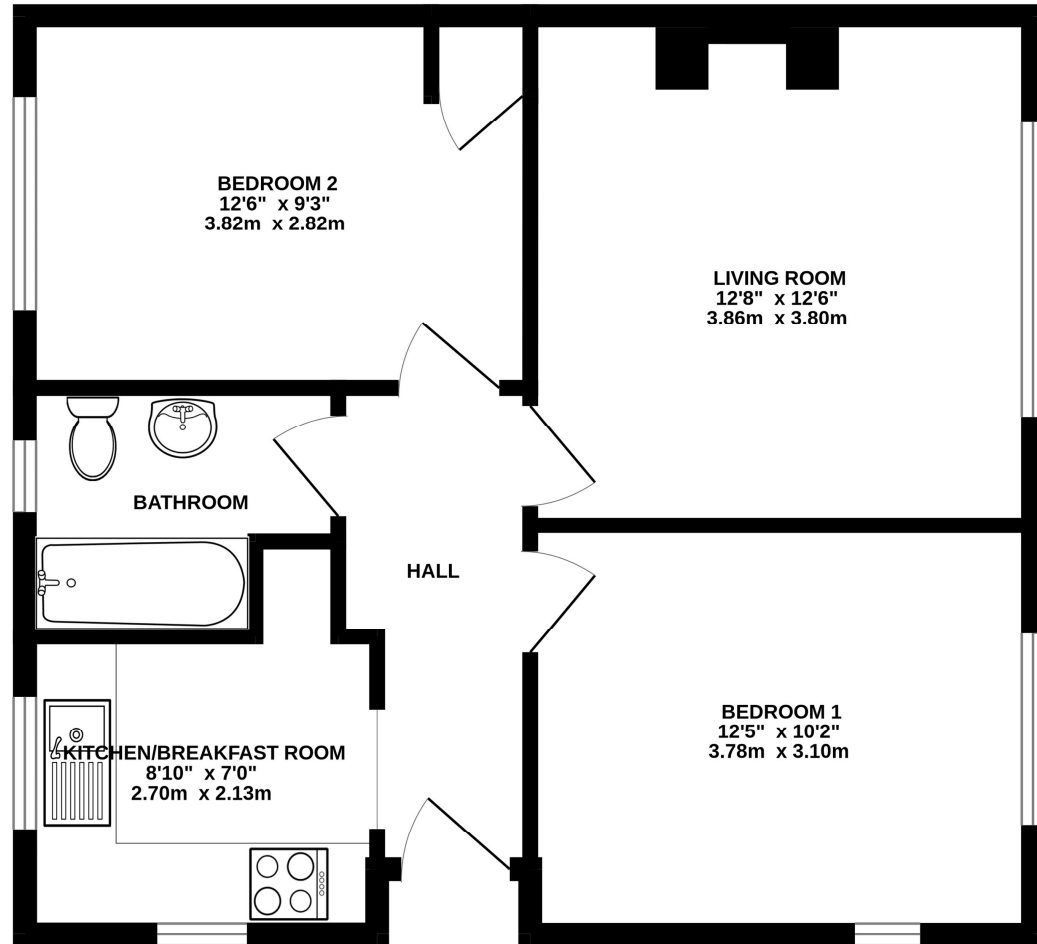
### **DIRECTIONS**

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.





**GROUND FLOOR**  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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.

