


Hellards



At home in Ropley

6 Dene Terrace, Darvill Road,

ROPLEY, HAMPSHIRE, SO24 0BW

Guide Price £450,000

- Victorian Terraced House
- Edge of Ropley Village
- 2 Reception Rooms
- 4 Bedrooms and 2 Bathrooms
- Long Garden
- No Onward Chain

A three bedroom Victorian terraced house, located in a quiet, no-through road on the edge of Ropley. The ground floor accommodation comprises a sitting room, dining room, kitchen and utility room. Upstairs, there are three bedrooms, a family bathroom and the property also benefits from a full height loft conversion to create a spacious and versatile room in the roof, with its own toilet and shower. There is off-road parking to the front and a very long garden to the rear. The house is offered for sale with the benefit of no onward chain.

A path across the front garden leads to the front door, which opens to a small porch and then into the main house. The sitting room is at the front of the house, and features a bay window, dado rails and a fireplace. The dining room is open-plan to the kitchen, and has wooden flooring, dado rails, and a fireplace with a stove. An arch leads through to the kitchen, which features a range cooker and a number of kitchen units and drawers, with worktops above. Beyond the kitchen is the utility room, which houses the wall-mounted boiler. A door leads out to the garden.





Upstairs, on the first floor, the main double bedroom is located at the front of the house. The second bedroom is also a double room, which has a view of the garden, as does the third bedroom at the rear of the house. The bathroom has a white suite. Paddle steps from the landing lead up to a loft room, where there are rooflight windows, a cloakroom and shower.

Ropley is a sought after village where newcomers will be readily welcomed by the community and there is plenty of opportunity to join in with the multitude of local clubs and events should you wish to. It is a quiet village, but has easy access to the A31 and A32 which allow access to London, Winchester and the Midlands. Mainline rail access to London is from Petersfield and Alton. There is a good primary school in the village with a secondary school in nearby Alresford and sixth form education available in both Winchester and Alton

SERVICES

We understand that the property runs on oil heating, mains electricity and has private drainage.

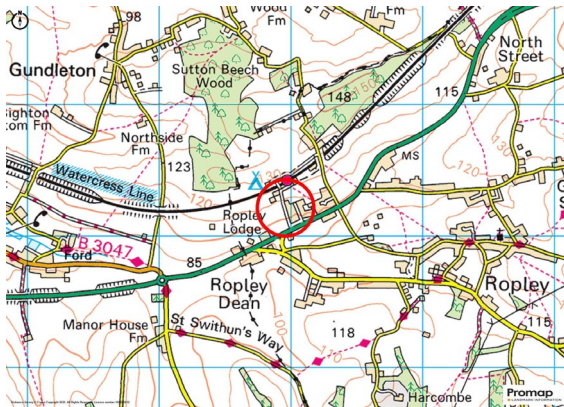
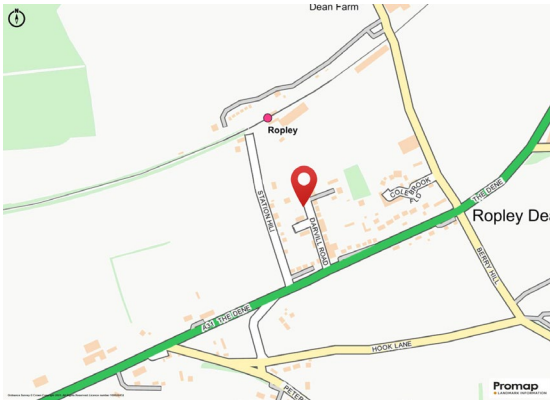
LOCAL AUTHORITY INFORMATION

East Hampshire District council
Council Tax Band: D

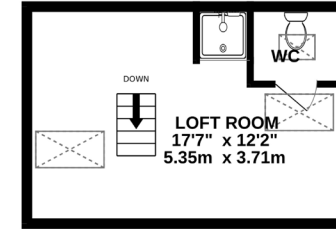
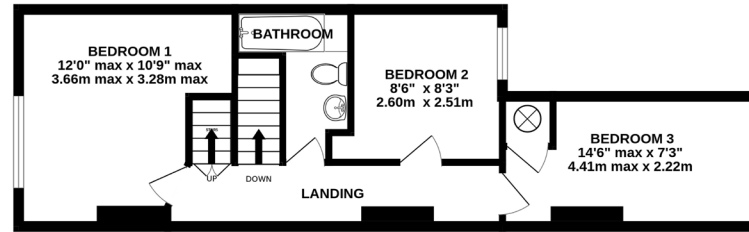
DIRECTIONS

From the centre of Alresford proceed out of the town along East Street. Follow the road going through the village of Bishops Sutton and at the roundabout take the first exit onto the A31 following signs to Alton and Four Marks. After passing the Shell garage on the right take the next left hand turning into Darvill Road and number 6 Dene Terrace will be found half way up the road.

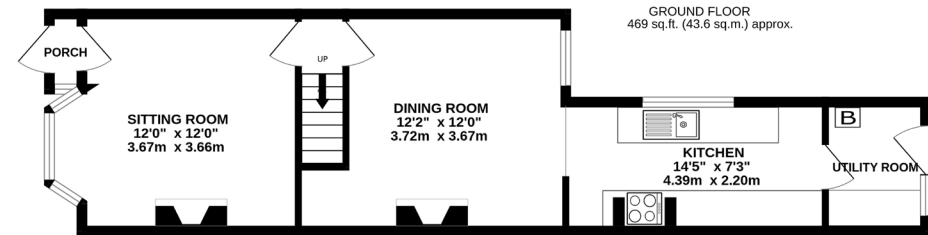




1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



LOFT ROOM
211 sq.ft. (19.6 sq.m.) approx.



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.

TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	50	
(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.

