



Hellards



At home in Alresford

22 Headley Close

ALRESFORD, HAMPSHIRE, SO24 9XE

Guide Price £325,000

- Spacious End of Terrace House
- Southern Edge of Town Location
- Two Double Bedrooms
- Cloakroom and Recently Refurbished Shower Room
- Large Sitting Room and Kitchen/Diner
- Low-Maintenance West-Facing Garden
- Garage and Parking Space
- No Onward Chain

A spacious house with a west-facing garden and parking, located in a cul-de-sac on the southern edge of the town, close to the golf course and countryside walks. The town centre is a 15/20 minute walk away. The property is offered for sale with no onward chain.

The ground floor accommodation comprises an entrance hall and cloakroom, a fitted kitchen/diner, and a large living room with direct access to a westerly-facing garden to the rear. Upstairs, there are two double bedrooms and a shower room. There is a dedicated parking space and a garage to the front of the property.

The front door opens to a light and airy entrance hall, where there is a cloakroom and stairs to the first floor. The spacious living room has plenty of sofa/dining space, with French doors opening to the garden. The kitchen breakfast room features a range of kitchen storage units and drawers, worksurfaces and tiling above. There is a built-in eye level oven, hob with filter hood above, and spaces for appliances. There is space for a table and chairs.





There is a loft access hatch on the first floor landing. The main bedroom is a generous double room spanning the width of the house, which has windows overlooking the garden, and a built-in double wardrobe. The second bedroom is also a double room, with a window overlooking the driveway. The bathroom has been recently refurbished with a modern white suite comprising a corner shower cubicle, a wc and wash hand basin.

Outside, the garage is located in the driveway area, and has an up-and-over door. In addition, there is a parking space in front of the house. The west facing rear garden has low-maintenance paving, and is enclosed by close-board fencing.

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

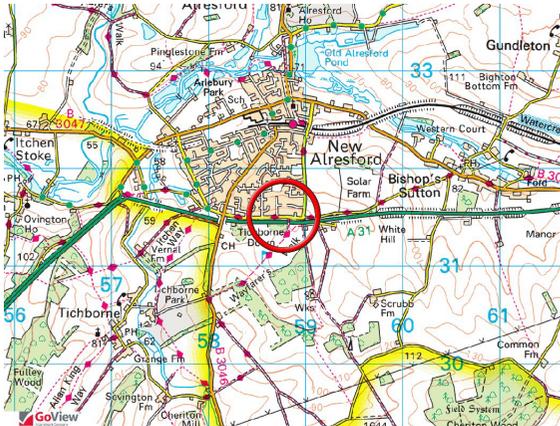
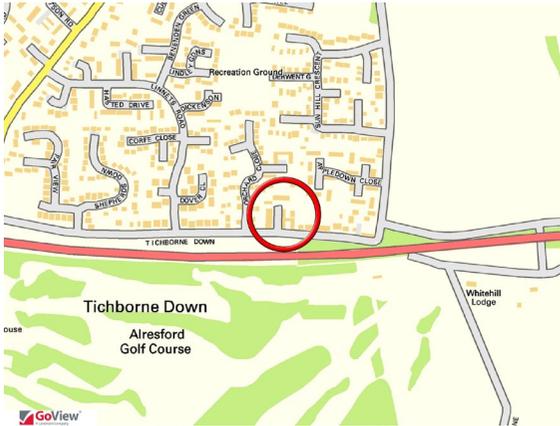
Mains electricity, water and drainage. Electric heating.

LOCAL AUTHORITY INFORMATION

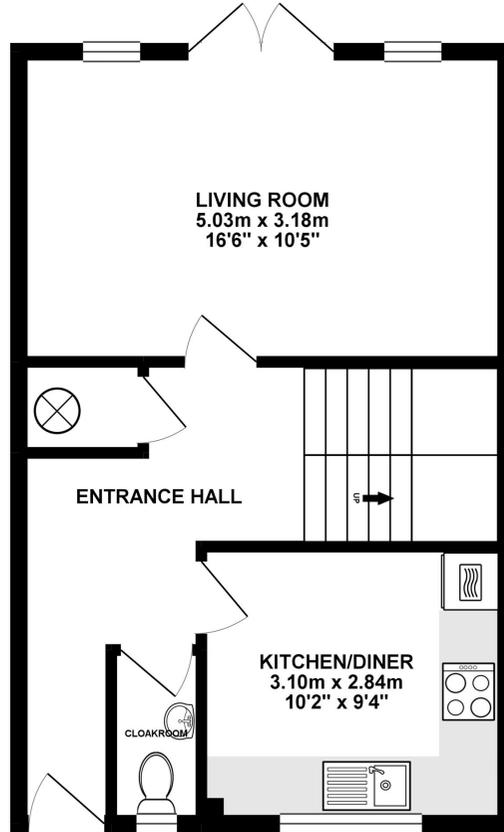
Winchester City Council
Council Tax Band: C

DIRECTIONS

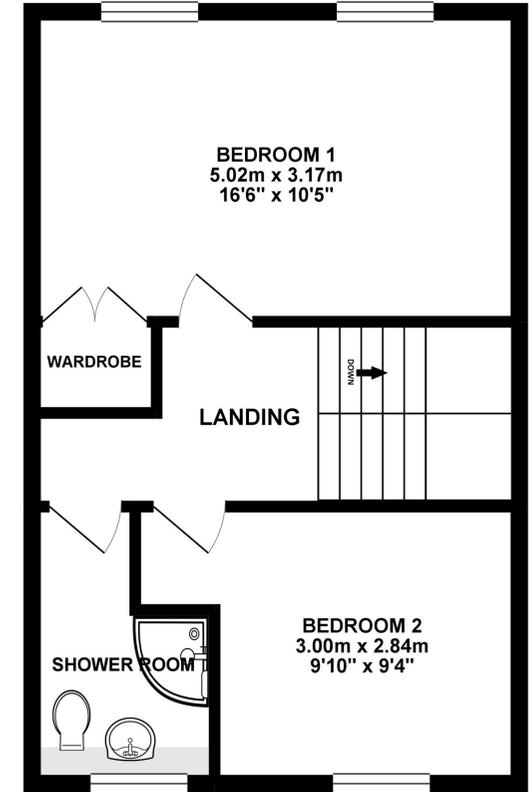
From our office in the centre of the town, proceed down West Street and, at the junction at the bottom of the hill, turn left into Jacklyns Lane. Go under the railway bridge, up the hill and down the other side. After the pub, turn left into Tichborne Down. Proceed along the road. After Orchard Close, Headley Close will be found on the left. No. 22 is on the left hand side.



GROUND FLOOR 39.82 sq. m.
(428.66 sq. ft.)



1ST FLOOR 39.82 sq. m.
(428.60 sq. ft.)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 79.64 sq. m. (857.26 sq. ft.) 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.

