



At home in Alresford

6 Bramble Hill

ALRESFORD, HAMPSHIRE, SO24 9JY

Guide Price £495,000

- Well-Presented Semi-Detached Bungalow
- Generous Corner Plot Position
- Convenient Located for Town Centre
- Two Bedrooms and a Bathroom
- Living Room, Kitchen and Conservatory
- No Onward Chain

A well-presented bungalow located in a secluded position at the end of a cul-de-sac, conveniently placed for access to the town centre and bus routes. The bungalow is set on a corner plot, with a generous garden, driveway parking and garage. The property is offered for sale with the benefit of having no onward chain.

The bungalow is approached from the driveway, with the front door opening to the entrance hall. The spacious living room has a feature fireplace with a gas coal-effect fire and French doors to the garden. The kitchen has a range of fitted units and drawers, with worktops and tiling above, white goods including Washing Machine, Fridge and Freezer and a 1 1/2 bowl stainless steel sink. A door opens to the conservatory, which has French doors to the garden.

The main bedroom is a good-size double room, with fitted wardrobes and storage. The second bedroom is also a double room, with a view over the front garden. The bathroom has been converted into a shower room, with a modern white suite.





The garden wraps around the bungalow. There is parking on the driveway for 2-3 cars and a garage with an up-and-over door. A gate opens to the pretty rear and side gardens, which is laid to lawn with flower borders and a selection of mature shrubs and small trees. A gate in the fence opens to the footpath on Jacklyns Lane, allowing a convenient shortcut to the bus stop and town centre.

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

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

LOCAL AUTHORITY INFORMATION

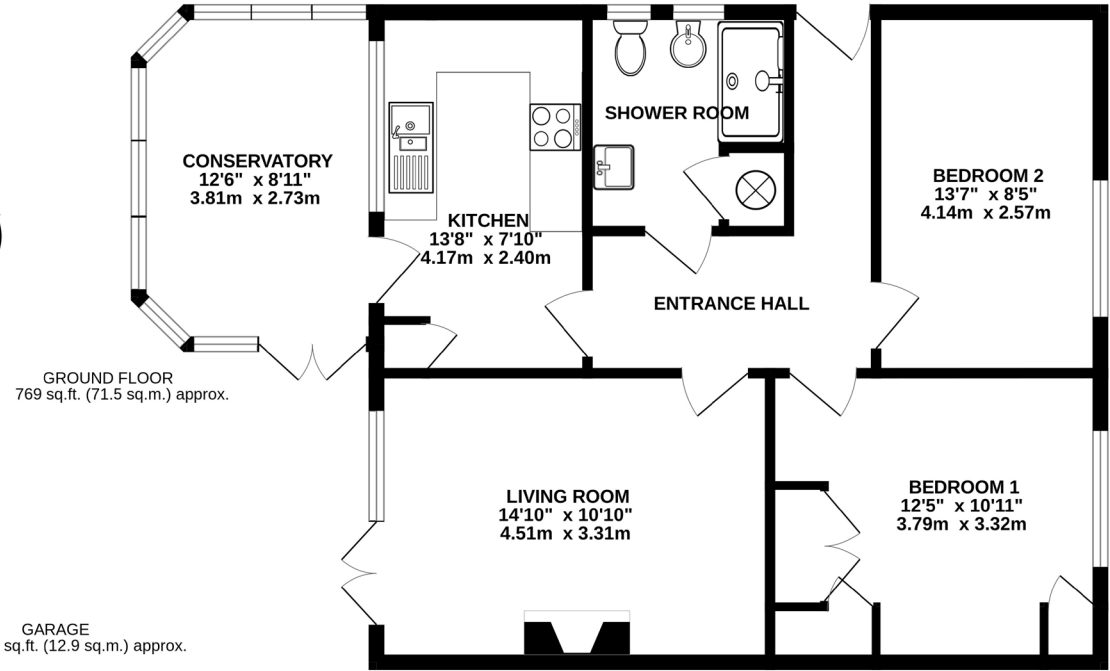
Winchester City Council

Council Tax Band: D

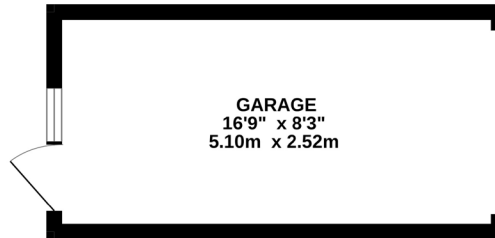
DIRECTIONS

From our office in the centre of the town head down West Street (in the direction of Winchester). At the bottom of the hill, turn left into Jacklyns Lane. Proceed along going under the bridge, up the hill and, at the brow of the hill, turn left into Elm Road. Bramble Hill is the first road on the left. Bear left and No. 6 will be found facing you at the end.





GARAGE
138 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 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		81
(69-80) C		
(55-68) D	64	
(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.

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