



Evelyn Mews, The Dean, Alresford

At home in Hampshire


Hellards

4 Evelyn Mews

ALRESFORD, HAMPSHIRE, SO24 9AX

Guide Price £175,000

- Located in the Centre of the Town
- Conveniently for Shops and Facilities
- Delightful First Floor Maisonette
- Small Development for the Over 55's
- Small Communal Garden
- Parking available

A delightful first-floor maisonette located in a charming mews-style setting, within a short walk of the town centre. The property has a minimum age restriction of fifty-five years and is therefore ideal for a mature person or couple wishing to be in a central position, within an easy walk of the shops, buses and facilities.

The property has been significantly improved and features a replacement kitchen and shower room. The property is tucked well away from the road and faces south, forming part of a development of similar properties that overlook attractively maintained gardens and a brick-paved courtyard/parking area. A path from the parking area leads to the front door, which opens to stairs leading up to the main accommodation on the first floor. On the landing are three built-in storage cupboards. An opening leads through to the kitchen, which has a range of fitted units and a work surface; it also features an integrated fridge, oven, induction hob and sink as well as a Velux skylight window. The living room features an electric log-effect fire in a traditional-style surround, gas central heating, a storage recess over the stairs and carpeted flooring.

The bedroom has a window to the front, gas central heating, a storage recess over the stairs and a loft access - the loft extends the full width of the property. The shower room has recently been updated with new tiling, shower/wet room styled and has a Velux skylight window. Outside, there is a small communal garden to the front that faces in a southerly direction. There are also parking spaces available.





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.

SHARE OF LEASEHOLD INFORMATION (COMMUNAL AREA)

Ground Rent: N/A

Sinking Fund: Currently £0pm, subject to review in September (to be circa £100pm)

Building Insurance: £225.20

SERVICES

We understand that all mains services are connected.

LOCAL AUTHORITY INFORMATION

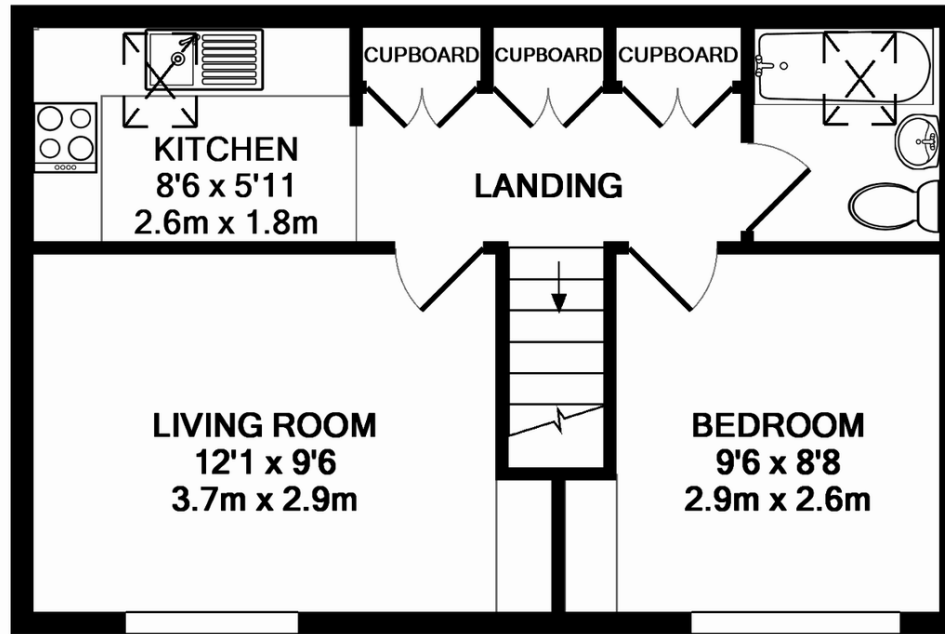
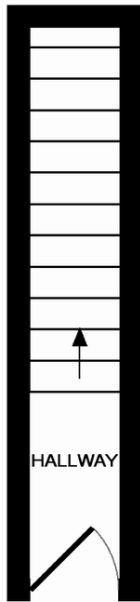
Winchester City Council

Council Tax Band: A

DIRECTIONS

From our office in Broad Street, turn right into West Street and proceed down the hill. At the bottom of the hill turn right into The Dean. Evelyn Mews will be found immediately on the right hand side; as you enter the courtyard, the property is on the left.





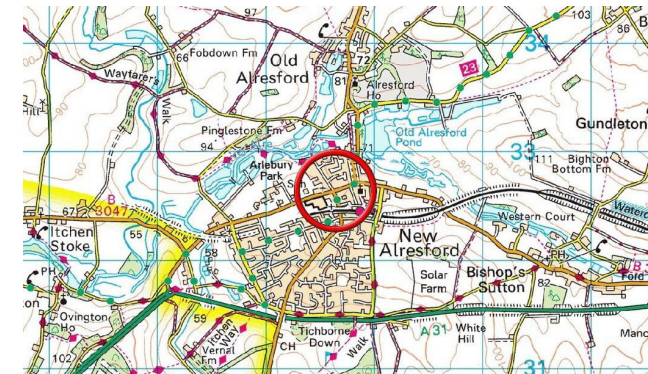
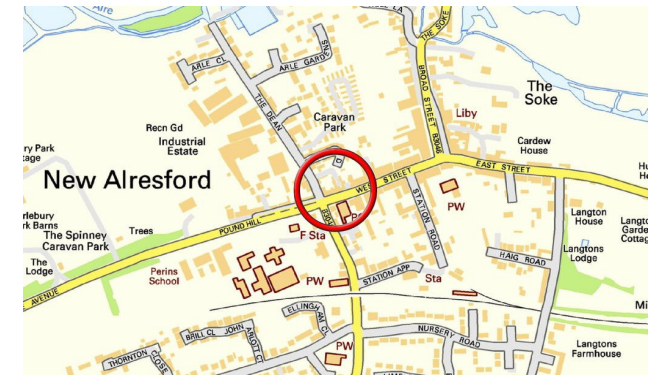
GROUND FLOOR
APPROX. FLOOR
AREA 42 SQ.FT.
(3.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 403 SQ.FT. (37.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	75	80
(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.