



Headley Close, Alresford

*At home in Hampshire*

 **Hellards**

# 16 Bell House, Headley Close

Alresford SO24 9XE

£199,950

- Character One Bedroom Home
- No Onward Chain
- Allocated Parking
- Ideal Starter Home or Investment
- Edge of Alresford
- Great Access to Town Centre, Public Transport & Motorway Routes

Offered for sale with no onward chain and presented in good order throughout, a spacious one bedroom house in a period conversion with allocated parking. Located just off Titchborne Down, within easy reach of Alresford Town Centre, bus routes and the motorway network.

A nice sized property - larger than most starter homes, the property consists of entrance hall, kitchen, sitting/dining room and upstairs a double bedroom with storage as well as a bathroom. Outside, there is an area of garden to the front of the property and there is allocated parking for one car in the car park behind.





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**

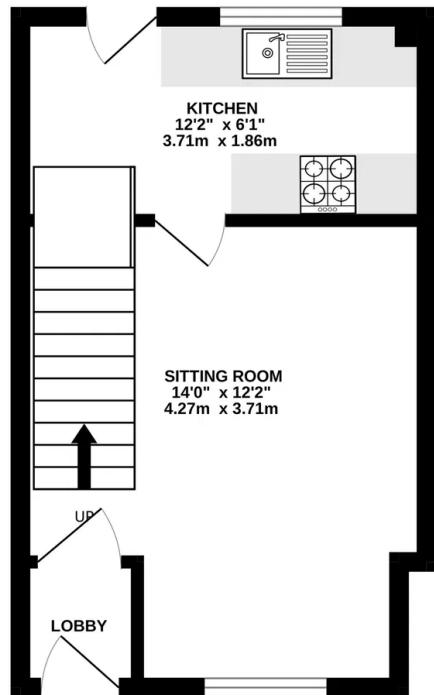
Mains electricity, mains water, mains drainage. Heating is supplied by electric storage heaters.

#### **LOCAL AUTHORITY INFORMATION**

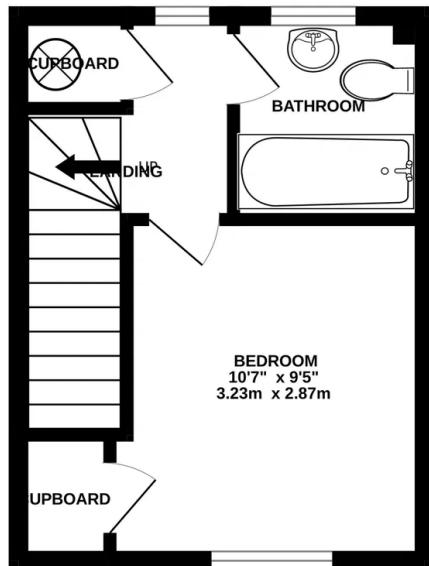
Winchester City Council  
Council Tax Band B



GROUND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



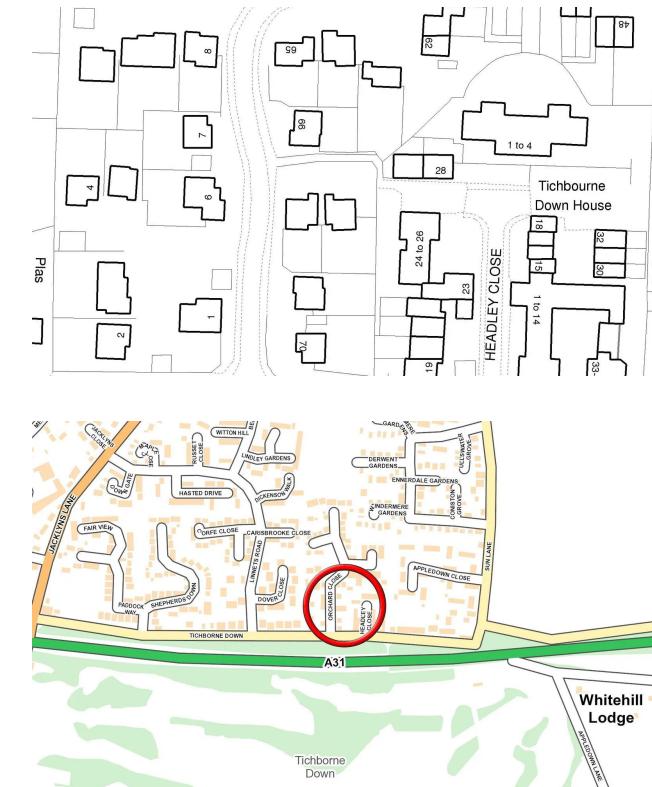
1ST FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.8 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	94	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Hellards Estate Agents**  
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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.

**Hellards**