

  
Hellards



*At home in Alresford*

# 9 Links Cottages, Tichborne Down

ALRESFORD, HAMPSHIRE, SO24 9PA

## Asking Rent £ 1,100 PCM

- EPC Rating C
- Holding Deposit £253.84
- Deposit £1,269.20
- Council Tax Band E
- Character Cottage with the benefits of modern fittings
- Additional garden space to the rear
- Off Road Parking Space
- Kitchen
- Sitting Room
- Bedroom
- Bathroom



A one bedroom cottage sympathetically added to a row of existing older properties. Includes a garden and off road parking.





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The entrance is through a useful porch that leads into a hallway which in turn opens onto a modern fitted kitchen, downstairs cloakroom and living/dining room with doors opening on to the patio at the rear of the property.

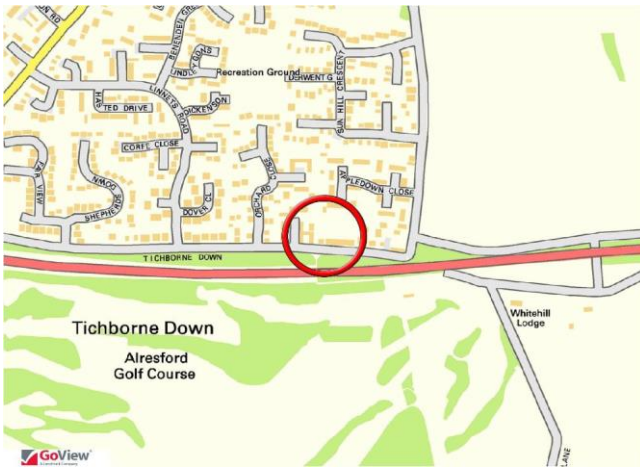
Upstairs there is a spacious double bedroom and modern bathroom with overbath shower, wash hand basin, WC and large airing cupboard.

To the side of the property there is pedestrian access leading to an enclosed rear garden which is not directly attached to the cottage but is exclusively for its use.

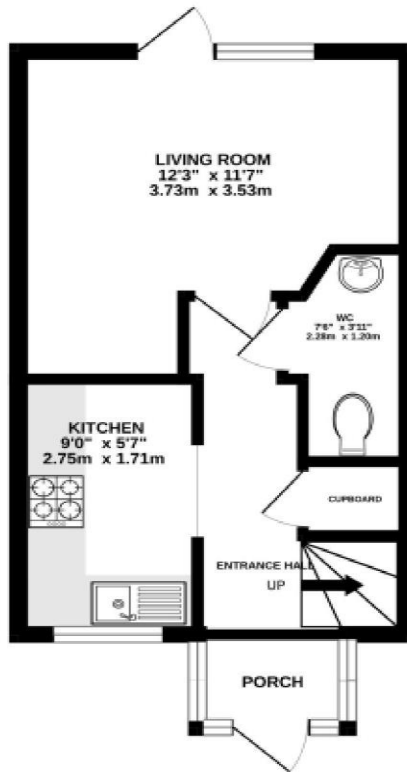
Standard broadband is available (Source: Ofcom). There is likely to be a mobile signal from EE, Three, O2 and Vodafone (Source: Ofcom).

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.

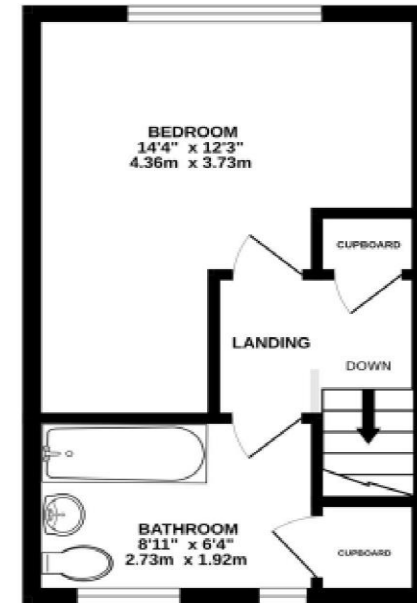




GROUND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



1ST FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
92-100 <b>A</b>		<b>92</b>
81-91 <b>B</b>		
69-80 <b>C</b>	<b>76</b>	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### DIRECTIONS

From our offices in Broad Street, turn left onto East Street and then right into Sun Lane. Follow this road up and then down the hill and as the road bends round to the right, Links Cottages will be found on the right hand side. Number 9 is the last of the row of terraced cottages.

**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR**

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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.