

Hellards



At home in Itchen Abbas

Spreadoak Cottages, 219 Northington Road

ITCHEN ABBAS, HAMPSHIRE, SO21 1BU

Asking Rent £ 1,500 PCM

- EPC Rating E
- Holding Deposit £346.15
- Deposit £1,730.75
- Council Tax Band E
- Three Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Garden
- Off Road Parking
- Countryside Views



A superbly presented end-terrace cottage, with garden and off road parking.





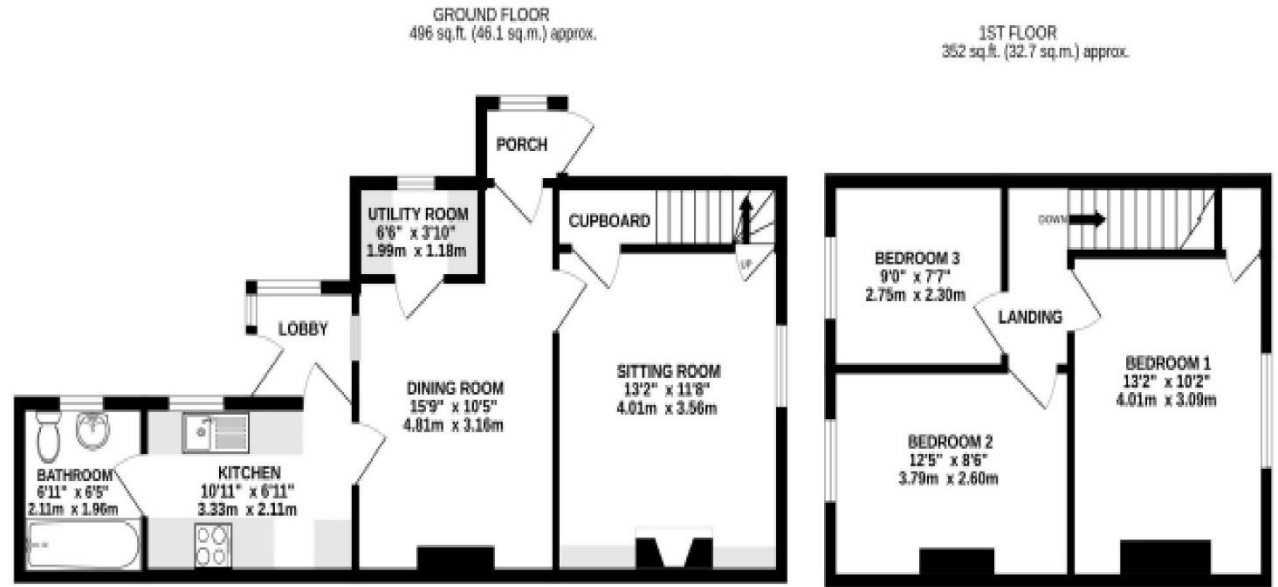
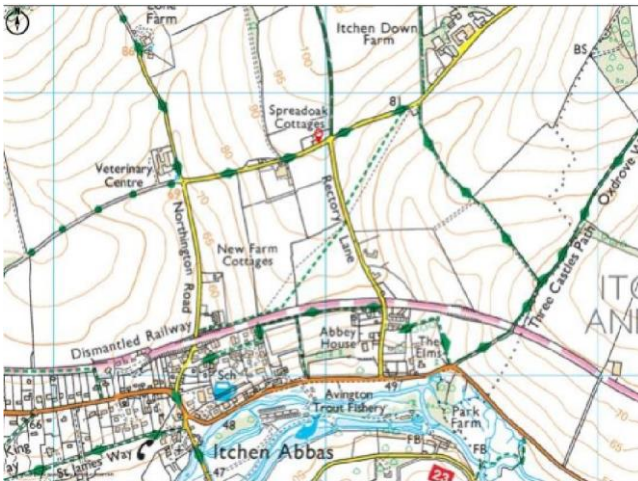
From the storm porch, the front door opens into the dining room, which features an adjacent large utility cupboard with plumbing for a washing machine, and space for a tumble dryer.. There is a door through to the modern kitchen, which features a range of base and eye-level units, with space for a fridge freezer and dishwasher. There is a further door through to the downstairs bathroom, which has a shower over the bath. There is a good-sized sitting room, with under stairs cupboard. There is a feature fireplace with woodburning stove.

On the first floor, the master bedroom has a decorative fireplace, and views over the surrounding farmland. Bedroom two is also a double, whilst the third bedroom is a single.

Outside, there is garden to the front and side, with a gated driveway with parking for several cars.

Ultrafast broadband is available (Source: Ofcom). A mobile signal is limited from EE, Three, O2 and Vodafone (Source: Ofcom)





TOTAL FLOOR AREA : 849 sq.ft. (78.8 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		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	49	
21-38 F		102
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

From our Office in Broad Street, turn right and then turn right onto West Street. Head out of Alresford, and turn right signposted Itchen Abbas. Continue on the B3047 past the West Lea Farm shop. After a short while, turn right into Rectory Lane (signposted Northington). At the top of the road, turn left onto Northington Road, and the property can be found immediately on the right.

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.