

# Hellards



*At home in Alresford*

# 19 East Street

ALRESFORD, HAMPSHIRE, SO24 9EQ

## Asking Rent £ 2,500 PCM

- Energy Performance Rating D
- Holding Deposit £576.92
- Deposit £2,884.60
- Council Tax Band F
- Newly Refurbished
- Charming Grade II Listed Period House
- Convenient Town Centre Location
- Three Bedrooms and Two Shower Rooms
- Large Sitting Room and Kitchen / Dining Room
- Low-Maintenance Private Courtyard Garden



A charming and recently refurbished double fronted Georgian house, conveniently located in the town centre. Beamed sitting room and combined kitchen/dining room. 3 bedrooms, 2 shower rooms, cellar, and courtyard garden.





The house is entered from East Street with the front door opening to a hallway with a further door to the large sitting room, which features bay windows, an exposed brick wall and oak beams. The dining room has been combined with the kitchen and has built-in kitchen units and drawers, an island unit and a fitted dresser in the dining room. An inner lobby allows access to a shower room which doubles as a cloakroom and utility. Beyond is a garden/boot room and the courtyard garden itself. There is also a door with stairs down to the cellar.

Upstairs, there is a substantial landing with space for a study area. There are several built in wardrobe/cupboards and an airing cupboard housing the hot water cylinder and boiler. The main bedroom has a decorative fireplace and alcove storage. The second bedroom overlooks East Street, whilst the third bedroom overlooks the garden. There is a modern shower room with a large walk-in glass shower enclosure.

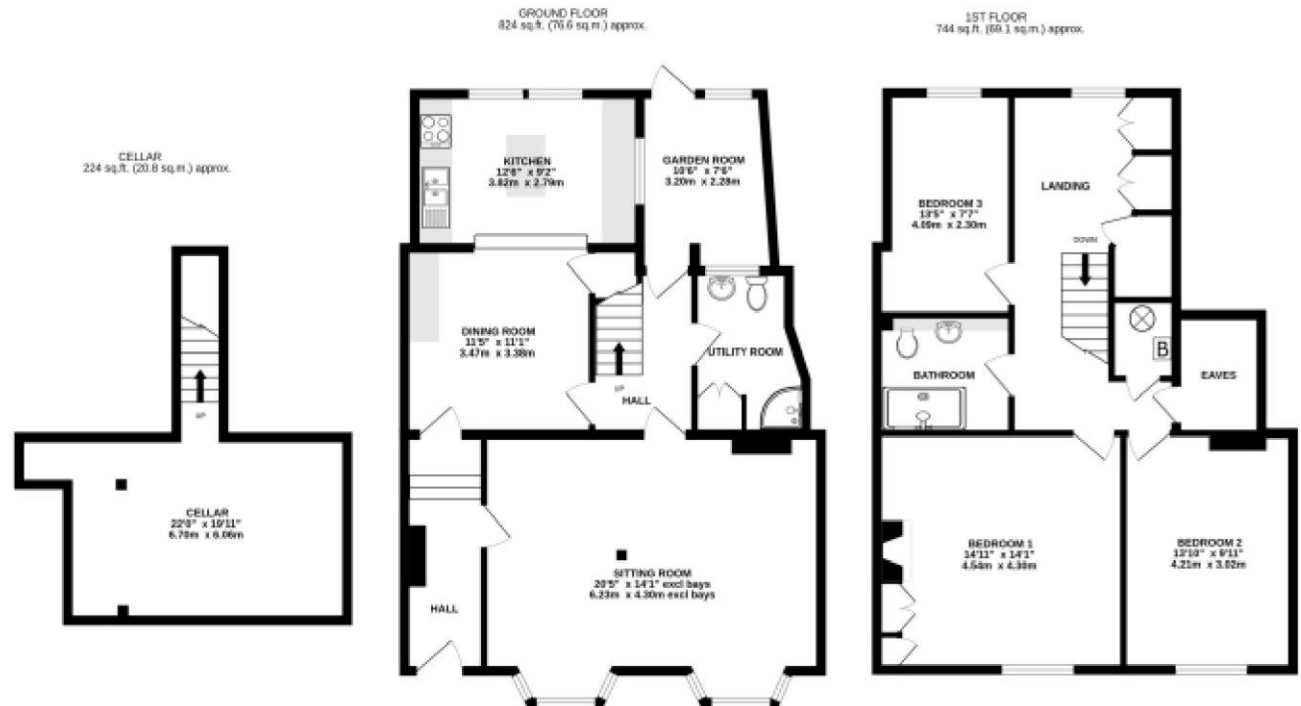
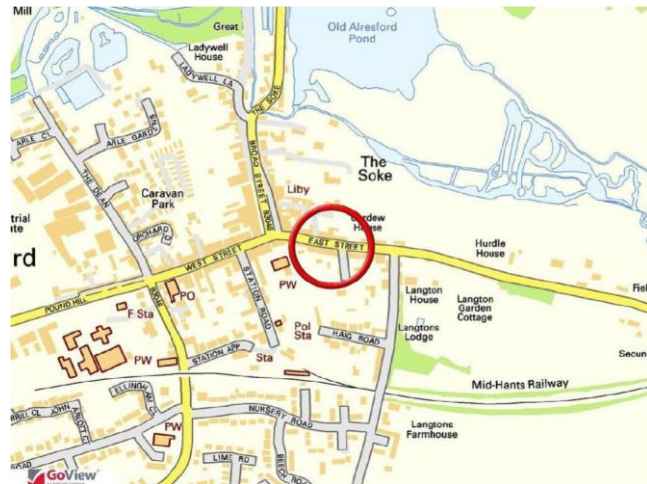
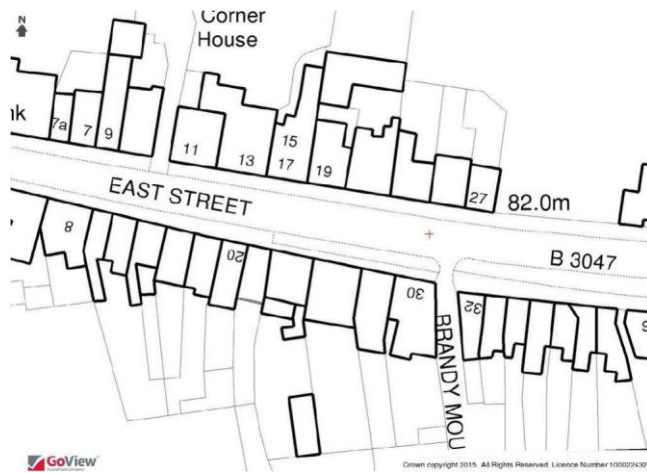
Outside to the rear is the delightful courtyard garden, which has been designed to be low-maintenance and is surrounded by brick walling and raised beds.

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

We understand that all mains services are connected. There is no parking with the property.



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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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.



TOTAL FLOOR AREA : 1792 sq.ft. (166.4 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 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		76
55-68 <b>D</b>	57	
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 the centre of town, proceed along East Street. The property will be found a little way along on the left hand side.

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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.

