



At home in Alresford

Snowdrop Cottage Marshalls Yard ALRESFORD, , SO24 9JJ

Asking Rent £ 1,600 PCM

- EPC Rating C •
- Holding Deposit £369.23 ٠
- Deposit £1,846.15 ٠
- Council Tax band C ٠
- Two Bedrooms •
- Sitting Room •
- Kitchen / Dining Room ٠
- Two En-Suites ٠
- Allocated Parking Space •



A beautifully presented home in the heart of Alresford, with allocated parking





This home has a naturally well lit sitting room with wood flooring and patio doors onto the front garden.

The kitchen / dining room has a range of modern fitted units with integrated appliances. There is a door out to the small rear courtyard.

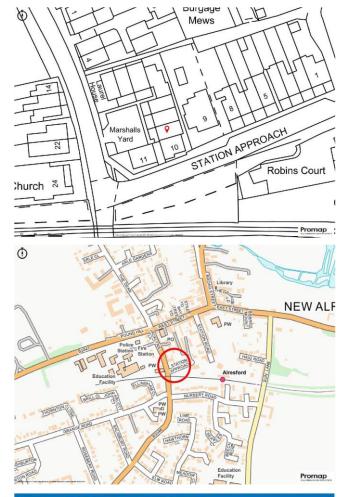
Upstairs, bedroom one has fitted wardrobes, and an en-suite with shower over the bath. Bedroom two also has an en-suite with generous sized shower cubicle

To the front is an allocated parking space.

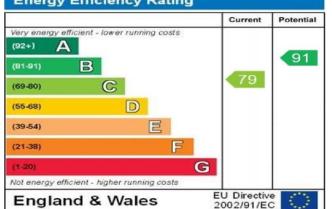
Superfast broadband is available (Source:Ofcom). There is a mobile signal for EE, Three, O2 and Vodafone (Source: Ofcom).

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

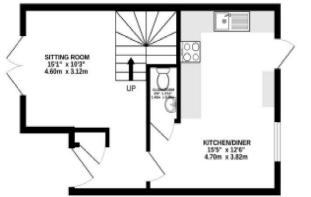




Energy Efficiency Rating



WWW.EPC4U.COM



GROUND FLOOR

356 sq.ft. (33.0 sq.m.) approx.

REDROOM 2 9'7" × 9'2" 2.91m x 2.79m BEDROOM 1 11'11" × 11'7 DOWN 3.64m x 3.52m LANDING ENSLITE ENSUITE 92" x 56" 6'8" × 65' 2,03m x 1/96m 2.79m x 1.67m CUPBOARD

1ST FLOOR

379 sq.ft. (35.2 sq.m.) approx.

SNOWDROP COTTAGE

TOTAL FLOOR AREA : 735 sq.ft. (68.3 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. Made with Metropix (2005)

Hellards

DIRECTIONS

From our office in Broad Street, turn right and then right again down West Street. At the bottom, turn left into Jacklyns Lane and continue along. Marshalls Yard can be found on the left, just before the railway bridge.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR 01962 736333

Identify Constants Identify and Second Weights Identify and Second Second viewing the property.