



*At home in Alresford*

# 25 Thornton Close

ALRESFORD, SO24 9FE

## Asking Rent £ 2,250PCM

- EPC Rating C
- Holding Deposit £519.23
- Deposit £2,596.15
- Council Tax Band E
- Four Bedrooms
- Two Bathrooms
- Sitting / Dining Room
- Off Road Parking
- Garage
- Garden



A superbly presented detached home set in a popular residential road with garden and garage.







The accommodation includes a modern fitted kitchen, cloakroom and spacious sitting / dining room with patio doors to the garden. Upstairs is the master bedroom with en-suite shower room, three further bedrooms and a family bathroom. To the side is off road parking, leading to the garage and gate to the garden. The private walled rear garden is mainly to lawn.

Ultrafast broadband is available (source: Ofcom). Please check the Ofcom website for mobile signal information. <https://www.ofcom.org.uk/mobile-coverage-checker>

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.

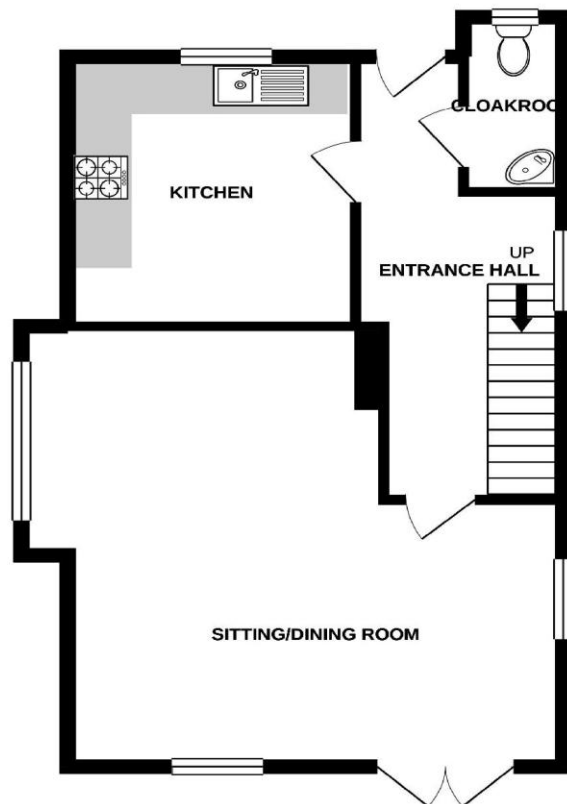




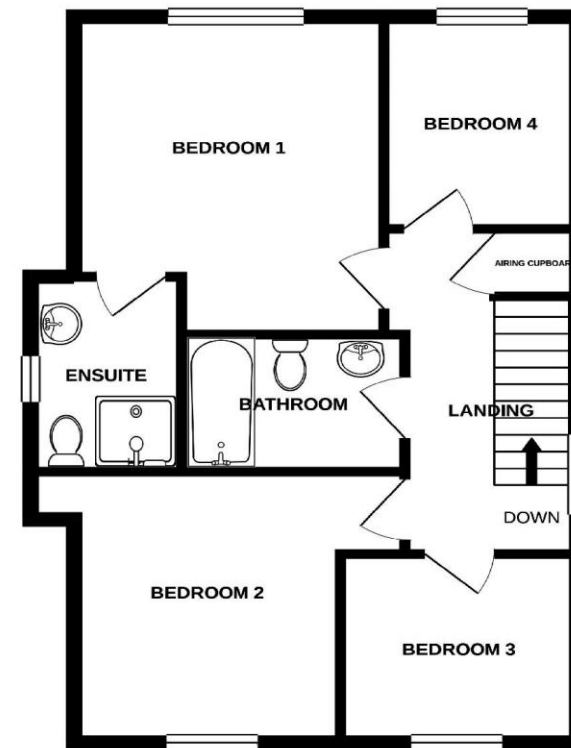
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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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## DIRECTIONS

From our office in Broad Street, proceed into West Street and follow it down to the junction at the bottom of the hill. Turn left into Jacklyns Lane going under the railway bridge and then turn right into Grange Road. Follow the road up the hill and turn right into Thornton Close. No. 25 will be found a little way along on the right hand side.

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

**01962 736333**

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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**