



*At home in Alresford*



# 26 Hasted Drive

ALRESFORD, HAMPSHIRE, SO24 9PX

## Asking Rent £ 1,800 PCM

- EPC Band C
- Holding Deposit £415.38
- Deposit £2076.90
- Council Tax Band C
- Family Home
- Three Bedrooms
- Sitting Room
- Dining / Family Room
- Modern Kitchen
- Garden

A deceptively spacious home, with three double bedrooms situated in a popular cul-de-sac close to local schools and amenities. The property has a family room and utility converted from the garage, off-road parking and a pretty southerly facing garden.







A well-presented three bedroom end of terrace family house, Hasted Drive is a popular cul-de-sac, with good access to the town centre, local schools and open countryside.

The accommodation includes sitting / dining room, a family room, a fitted kitchen, cloakroom, small sun room, three bedrooms and a bathroom. The rear garden has a sunny, south-facing aspect, with access from the rear and parking to the front.

The front door opens to a hallway, with a doorway into the fitted kitchen, which has a window overlooking the front garden. The garage has been converted into a family room and utility room. There is a cloakroom under the stairs, and a sizeable sitting room which opens into the sun room, from where patio doors open to the rear garden.

On the first floor landing, there are three double bedrooms, one of which has twin built-in double wardrobes. There is a good size white bathroom suite.

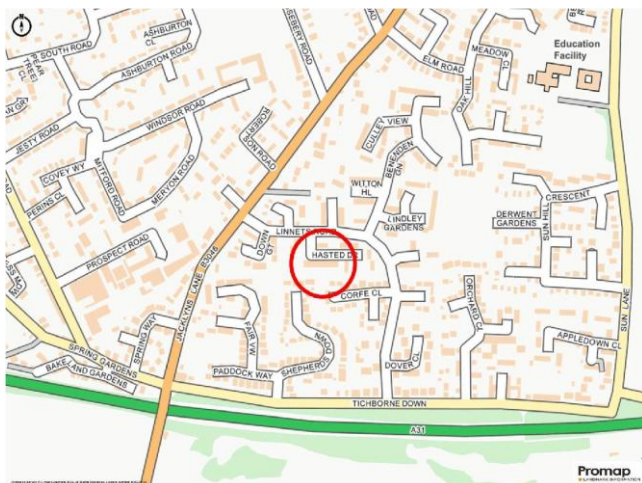
The south-facing rear garden is mainly laid to lawn, with a patio area adjoining the rear of the house and rear access gate.

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



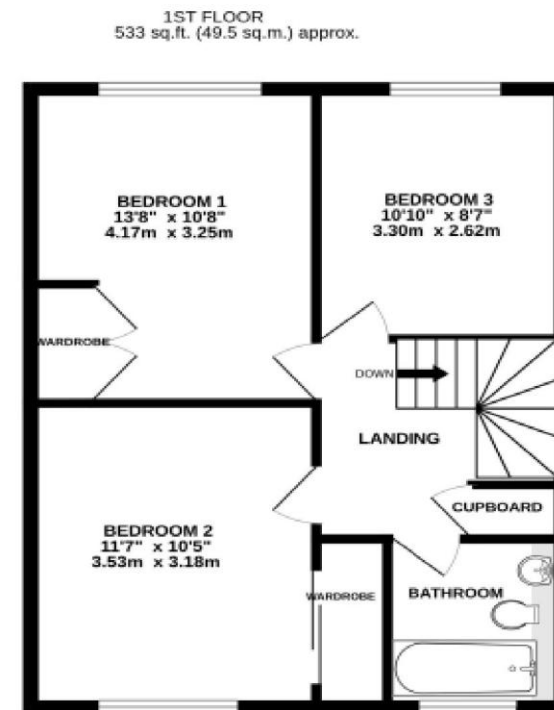
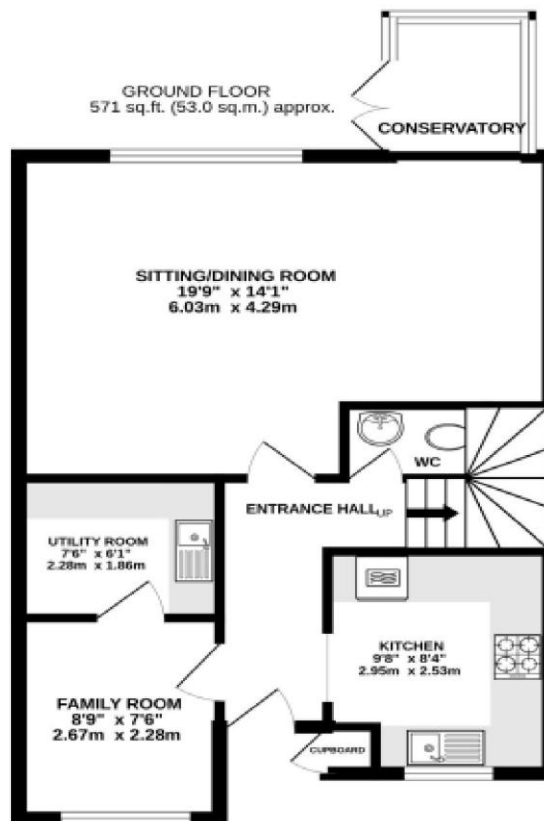
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		84
69-80 <b>C</b>	69	
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		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1104 sq.ft. (102.5 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 down West Street and, at the junction at the bottom of the hill, turn left into Jacklyn's Lane. Go under the railway bridge, up the hill and down the other side, and then take turn left into Linnets Road. Hasted Drive is the second road on the right hand side. No 26 will be found directly ahead of you

**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.