

  
Hellards



*At home in Alresford*

# 24 Lindley Gardens

ALRESFORD, HAMPSHIRE, SO24 9PU

**Asking Rent £ 1,500 PCM**

Energy Performance Rating C

Holding Deposit £346.15

Deposit £1,730.75

Council Tax Band C

Two Bedrooms

Sitting / Dining Room

Modern Kitchen

Shower Room

Garden

Allocated Parking Space



A wonderful two bedroom home in a popular residential area, with an allocated parking space.







Located at the top of the close, this end of terrace home has a welcoming feel. Upon entering, there is a good-sized sitting / dining room with patio doors out onto the garden.

There is an archway through to the modern kitchen, which features a range of base and eye-level units.

Upstairs, there is the master bedroom, second bedroom and bathroom featuring a walk-in shower.

To the rear of the property is a private garden, with patio area and raised lawn. There is a side gate.

There is an allocated parking space.

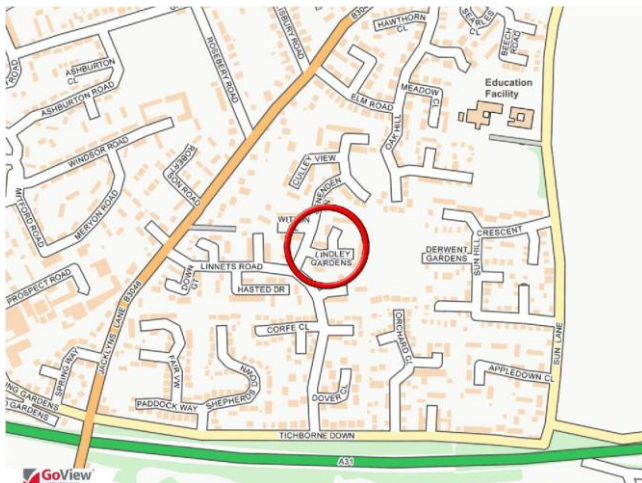
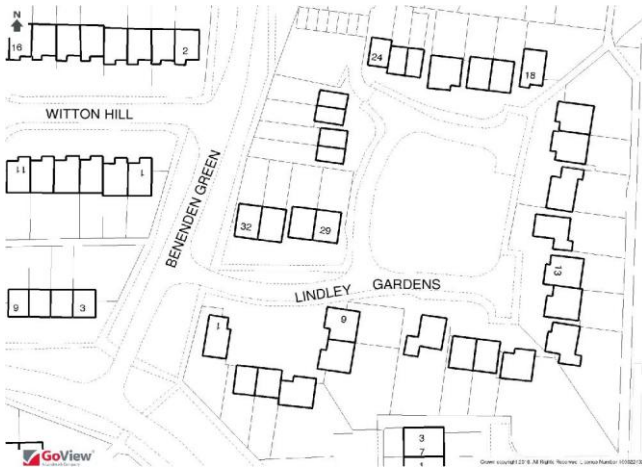
Ultrafast broadband is available (source: Ofcom). Please visit <https://www.ofcom.org.uk/mobile-coverage-checker> for the mobile signal.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns, located in glorious 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.



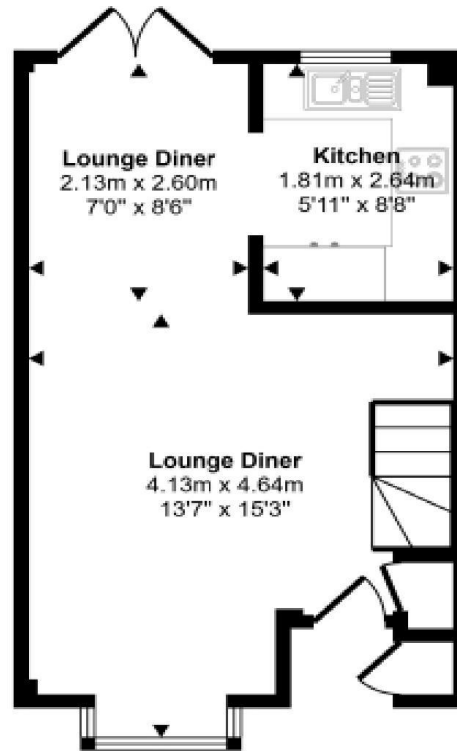
## DIRECTIONS

From our office in the centre of the town, proceed down West Street and, at the junction at the bottom of the hill, turn left into Jacklyns Lane. Go under the railway bridge, up the hill and down the other side and then take the first turn on the left into Linnets Road. Drive up the hill and at the top turn left into Benenden Green. Turn right into Lindley Gardens.

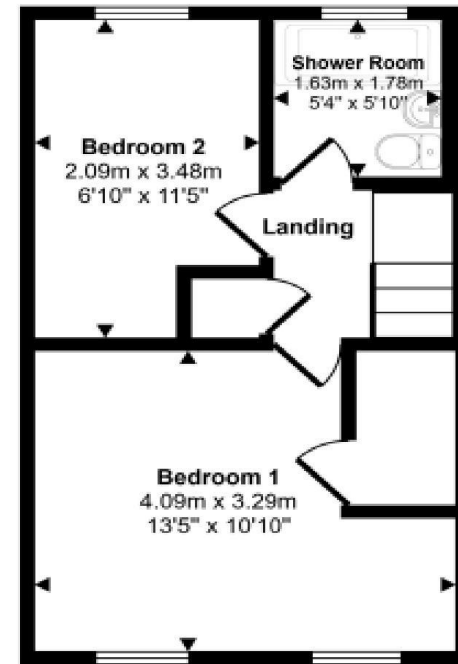


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area  
56 sq m / 606 sq ft



Ground Floor  
Approx 28 sq m / 305 sq ft



First Floor  
Approx 28 sq m / 301 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

01962 736333

lettings@hellards.co.uk | hellards.co.uk

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.