



At home in Alresford

Lindisfarne New Farm Road

ALRESFORD, HAMPSHIRE, SO24 9QT

Asking Rent £ 1,700 PCM

- Energy Performane Rating C
- Holding Deposit £392.30
- Deposit £1,961.50
- Council Tax Band C
- Convenient Location
- Three Bedroom Family Home
- Newly Redecorated
- Garden
- Off Road Parking Space
- Garage



A delightful mid-terrace three bedroom house conveniently located for Alresford town centre.





From the path, the front door opens into a welcoming entrance hall. There is a downstairs cloakroom and a sitting room with double doors opening into the dining room. A door then leads through to the modern kitchen, which features a range of base and eye-level units and a contrastign worktop. There is a small conservatory that leads out to the garden.

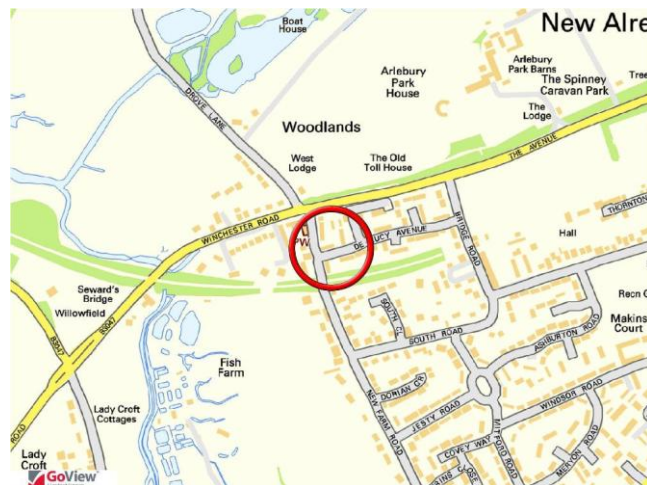
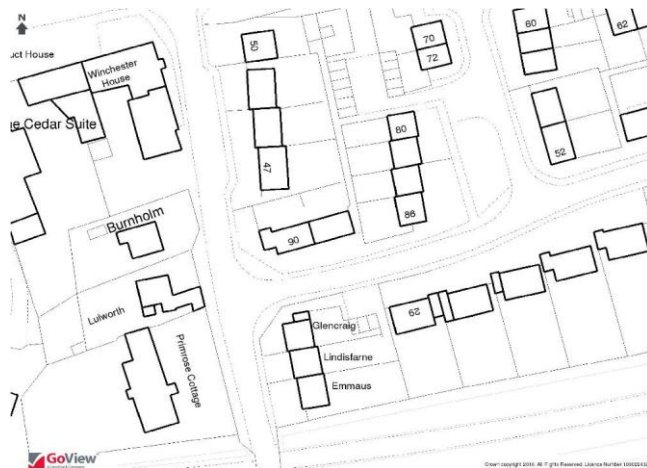
Upstairs, there are two double bedrooms, a good-sized single bedroom and a newly fitted bathroom, with shower over the bath.

To the front of the house is a garden which is laid to lawn. To the rear, there is a lawn and patio area, with a back gate leading to the parking space and garage.

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

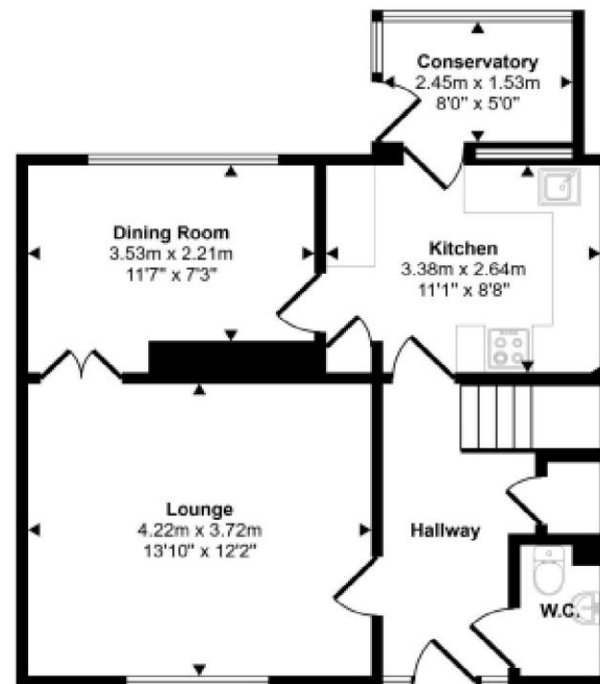
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns, located in glorious surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches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



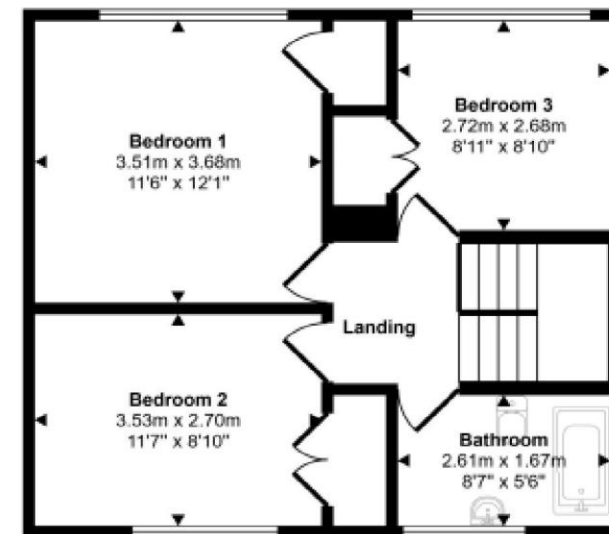


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
97 sq m / 1040 sq ft



Ground Floor
Approx 50 sq m / 542 sq ft



First Floor
Approx 46 sq m / 498 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.

DIRECTIONS

From our office in Broad Street in the centre of Alresford, proceed down West Street to the bottom of the hill and continue ahead going up into Pound Hill, which then becomes The Avenue. Take the second turning on the left into New Farm Road after several properties Lindisfarne can be found on the left hand side.

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.

Hellards