



At home in Alresford

16 East Street

ALRESFORD, HAMPSHIRE, SO24 9EE

Asking Rent £ 1,500 PCM

- Energy Performance Rating D
- Holding Deposit £346.15
- Deposit £1,730.75
- Council Tax Band E
- Grade II Listed Townhouse
- Central Alresford Location
- Two Double Bedrooms
- Sitting Room
- Kitchen with Dining Area
- Modern Bathroom
- Garden



A well-proportioned Grade II listed Georgian townhouse located in the heart of Alresford.





This delightful character property has a sitting room, with feature decorative fireplace, a good-sized kitchen with dining area and a small conservatory opening to the southerly facing garden. There is also a useful cellar.

Upstairs, there are two double bedrooms and a modern bathroom, with shower over the bath.

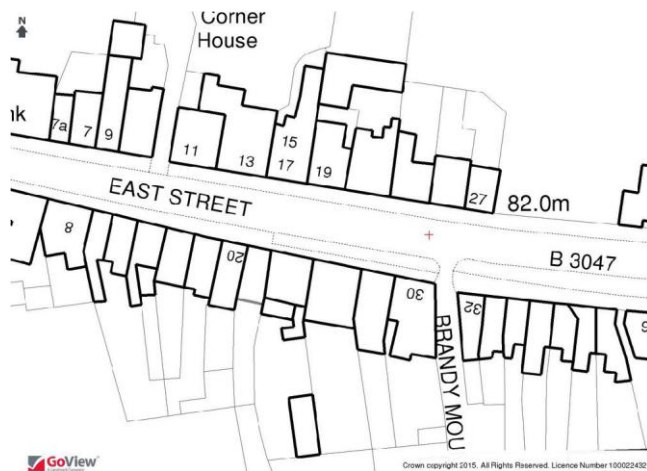
Ultrafast broadband is available (source: Ofcom). For mobile coverage, please check the Ofcom website <https://www.ofcom.org.uk/mobile-coverage-checker>.

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

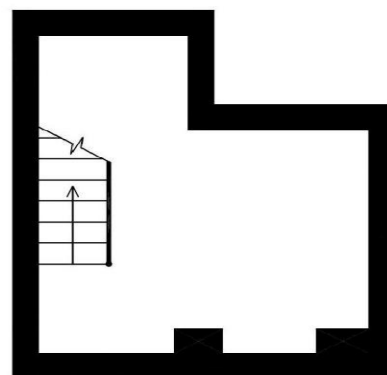


DIRECTIONS

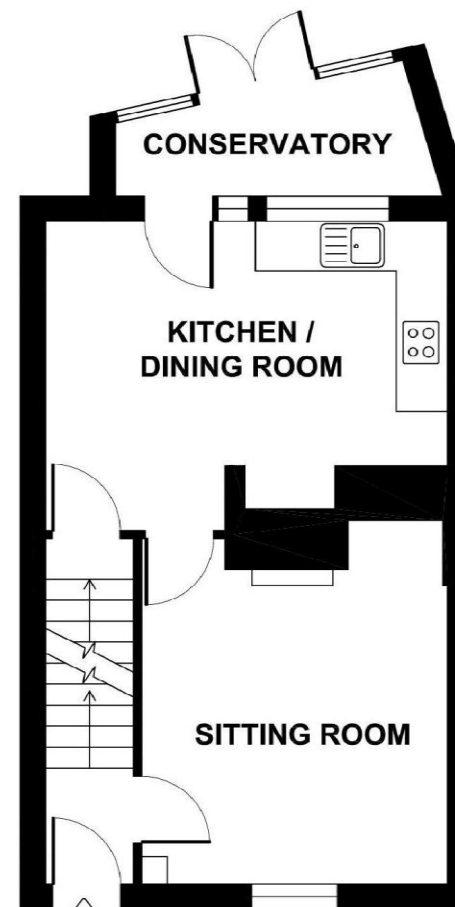
At the T junction with Broad Street, turn left into East Street where No. 16 will be found on the right hand side.



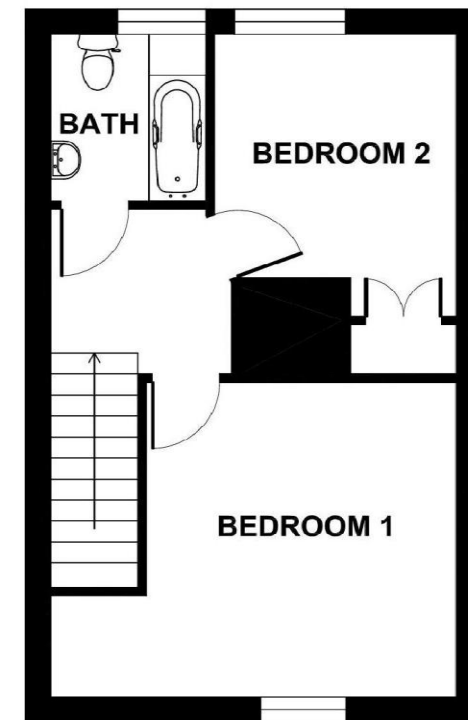
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



BASEMENT



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1012 SQ FT / 94 SQ M

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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.

