

**Station Road, Alresford
CO7 8BU
Guide Price £375,000 Freehold**





- **THREE BEDROOM DETACHED BUNGALOW**
- **SOUTH WESTERLY FACING GARDEN**
- **KITCHEN/DINER**
- **LOUNGE WITH PATIO DOORS**
- **CONSERVATORY**
- **BATHROOM**
- **DOUBLE GLAZING/CENTRAL HEATING**
- **GATED DRIVEWAY - GARAGE AND PLENTY OF OFF ROAD PARKING**
- **REQUIRES LIGHT UPDATING**
- **MINUTES WALK TO SHOPS AND TRAIN STATION - NO ONWARD CHAIN**

NICELY SET BACK FROM THE ROAD IS THIS SIZEABLE THREE BEDROOM GATED DETACHED BUNGALOW JUST A FEW MINUTES WALK TO THE SHOPS AND TRAIN STATION.

If you are looking for a well proportioned bungalow in a central location with everything on hand, then we recommend you take a viewing.

In need of light updating, the bungalow benefits from a large kitchen/diner with pantry, lounge with patio doors to the rear and large windows allowing light to flood through, plus a conservatory which overlooks the rear garden. Three double bedrooms, a bathroom and a good sized hallway complete the inside space.

For sun lovers the south westerly facing rear garden with mature planting and borders, enjoys the afternoon sun. As previously mentioned, the property enjoys a prime position in the centre of Alresford Village. Parking is no issue here with plenty of off road parking for numerous vehicles along with a low maintenance front lawn. A further gated entrance which leads down to the garage is perfect for secure boat or caravan storage.

A LOVELY BUNGALOW IN A CONVENIENT PRIME VILLAGE POSITION WITH NO ONWARD CHAIN



The accommodation with approximate room sizes are as follows:

PORCH

ENTRANCE HALL

LOUNGE

17' 3" x 15' 2" (5.25m x 4.62m)

KITCHEN/DINER

20' 0" x 10' 4" (6.09m x 3.15m)

CONSERVATORY

12' 4" x 9' 8" (3.76m x 2.94m)

BEDROOM ONE

11' 7" x 11' 1" (3.53m x 3.38m)

BEDROOM TWO

12' 10" x 10' 4" (3.91m x 3.15m)

BEDROOM THREE

12' 2" x 11' 11" (3.71m x 3.63m)

FAMILY BATHROOM

6' 9" x 6' 5" (2.06m x 1.95m)

AGENT'S NOTES

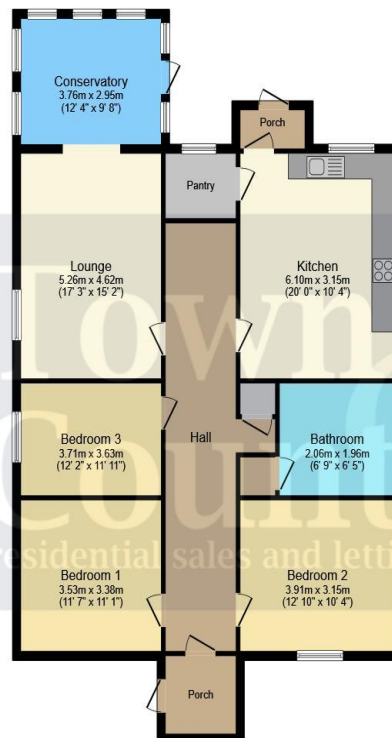
The Vendor has informed us that the solar panels at the property are owned outright.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan

Floor area 128.9 sq.m. (1,387 sq.ft.)

Total floor area: 128.9 sq.m. (1,387 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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