

**Russet Way, Alresford
CO7 8FS
Guide Price £300,000-£315,000
Freehold**





- **TWO BEDROOM SEMI-DETACHED BUNGALOW**
- **BEAUTIFUL CONDITION**
- **OPEN PLAN LOUNGE/KITCHEN/DINER**
- **CONSERVATORY**
- **EN-SUITE TO BEDROOM ONE**
- **FAMILY BATHROOM**
- **OFF STREET PARKING**
- **NEWLY LAID LARGE PATIO WITH PRIVATE REAR GARDEN**
- **EASY WALK TO TRAIN STATION, SCHOOL AND LOCAL SHOPS**

BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM, TWO BATHROOM SEMI DETACHED BUNGALOW offering excellent public transport links and within an easy stroll to Alresford Train station, school and local shops.

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One of the key features is the open-plan kitchen/lounge/diner, which provides a really sociable space for families and entertaining. The kitchen/diner is fully fitted with a stylish kitchen and integrated appliances - perfect for those who enjoy cooking. The lounge opens into a newly built conservatory allowing you to enjoy the views of the garden year-round.

The bungalow enjoys two double bedrooms, with bedroom one benefitting from an En-suite shower room for added convenience. The property also offers off street parking. The private and well-maintained garden, complete with newly laid patio, provides a tranquil space for outdoor relaxation.

If you are seeking a ready to move into a comfortable and convenient home on one level in a highly requested commuter village, then take a viewing today.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN/DINER

22' 5" x 13' 9" (6.83m x 4.19m)

CONSERVATORY

10' 0" x 9' 0" (3.05m x 2.74m)

BEDROOM ONE

16' 5" x 9' 5" (5.00m x 2.87m)

EN-SUITE TO BEDROOM ONE

6' 0" x 5' 5" (1.83m x 1.65m)

BEDROOM TWO

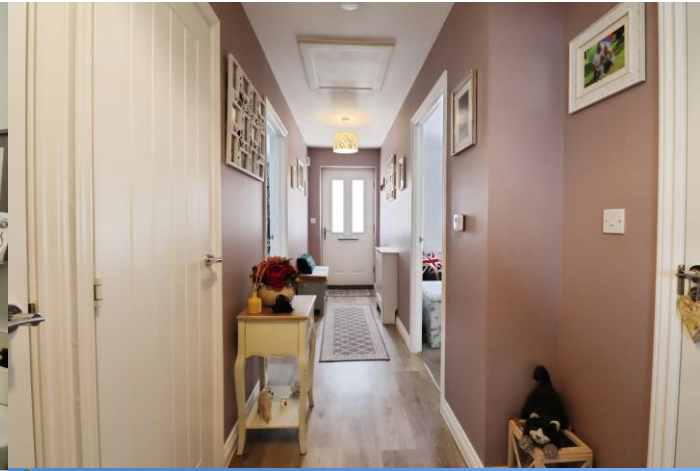
13' 5" x 8' 6" (4.09m x 2.59m)

BATHROOM

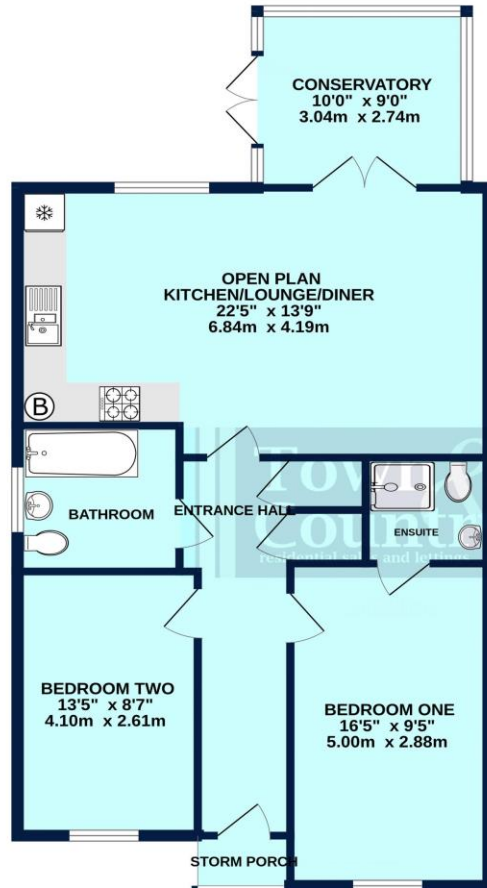
7' 6" x 7' 5" (2.28m x 2.26m)







865 sq.ft. (80.3 sq.m.) approx.



RUSSET WAY

TOTAL FLOOR AREA: 865 sq.ft. (80.3 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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Score	Energy rating	Current	Potential
92+	A		120 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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