

**Rubens Close, Alresford
CO7 8FP
Guide Price £365,000 - £375,000
Freehold**





- **FOUR BEDROOM TOWNHOUSE**
- **20FT PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**
- **FAMILY BATHROOM AND CLOAKROOM**
- **LOUNGE/DINER**
- **CONTEMPORARY KITCHEN**
- **GARAGE AND OFF ROAD PARKING**
- **QUITE CUL-DE-SAC-LOCATION**
- **ONLY A FEW MINUTES WALK TO TRAIN STATION, SCHOOLS AND LOCAL SHOPS**
- **4 YEARS NHBC REMAINING**
- **GORGEOUS FAMILY HOME IN IDEAL POSITION**

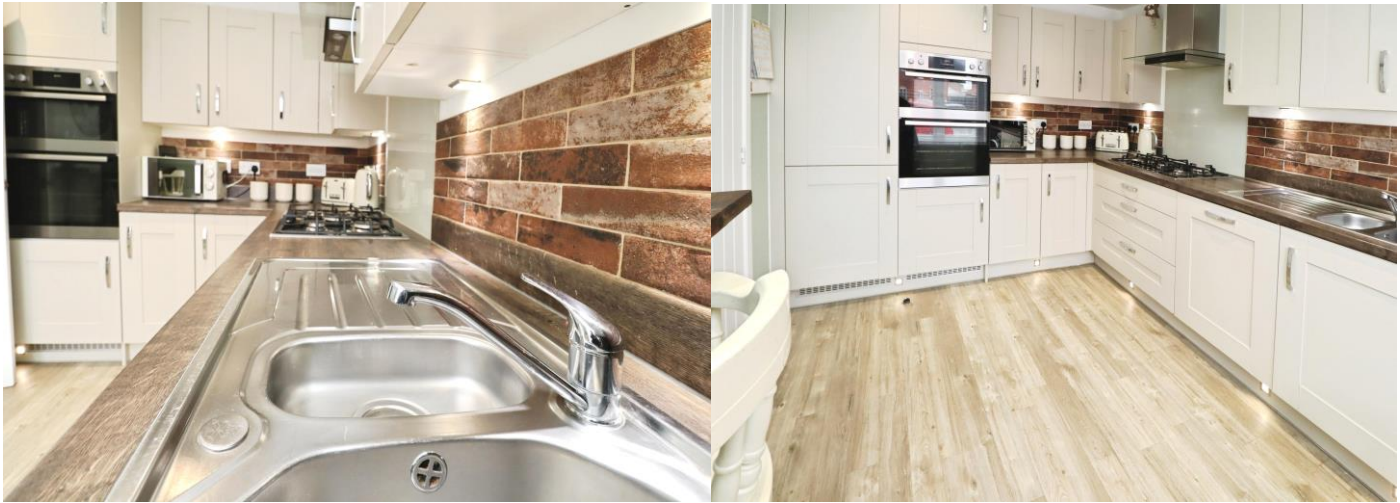
NESTLED IN A CUL-DE-SAC POSITION WITHIN A FEW MINUTES TO THE LOCAL PRIMARY SCHOOL, TRAIN STATION AND VILLAGE SHOPS - READY TO MOVE STRAIGHT INTO!

This beautifully decorated modern townhouse has plenty of room for the whole family over three floors.

Highlights include flexible living accommodation with four bedrooms, the stunning 20ft principal bedroom occupies the whole of the top floor and benefits from an En-suite shower room. A further three bedrooms are located on the first floor along with a family bathroom. The ground floor is bright and airy with the lounge/diner having patio doors on to the garden. A contemporary kitchen, the added convenience of a cloakroom and a garage plus off road parking completes this family home.

This is an ideal property for families seeking a semi-rural commutable village location with many amenities such as a post office, Primary School, Train Station, takeaways, local pub and gorgeous walks in the countryside.

A VERY WELL PRESENTED AND LOCATED FAMILY HOME



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

KITCHEN

11' 2" x 9' 0" (3.40m x 2.74m)

LOUNGE/DINER

15' 9" x 12' 3" (4.80m x 3.73m)

CLOAKROOM



FIRST FLOOR LANDING

BEDROOM TWO

11' 1" x 7' 9" (3.38m x 2.36m)

BEDROOM THREE

9' 5" x 8' 5" (2.87m x 2.56m)

BEDROOM FOUR

8' 1" x 7' 9" (2.46m x 2.36m)

FAMILY BATHROOM

8' 11" x 5' 8" (2.72m x 1.73m)

2ND FLOOR PRINCIPAL BEDROOM

20' 3" x 10' 11" (6.17m x 3.32m)

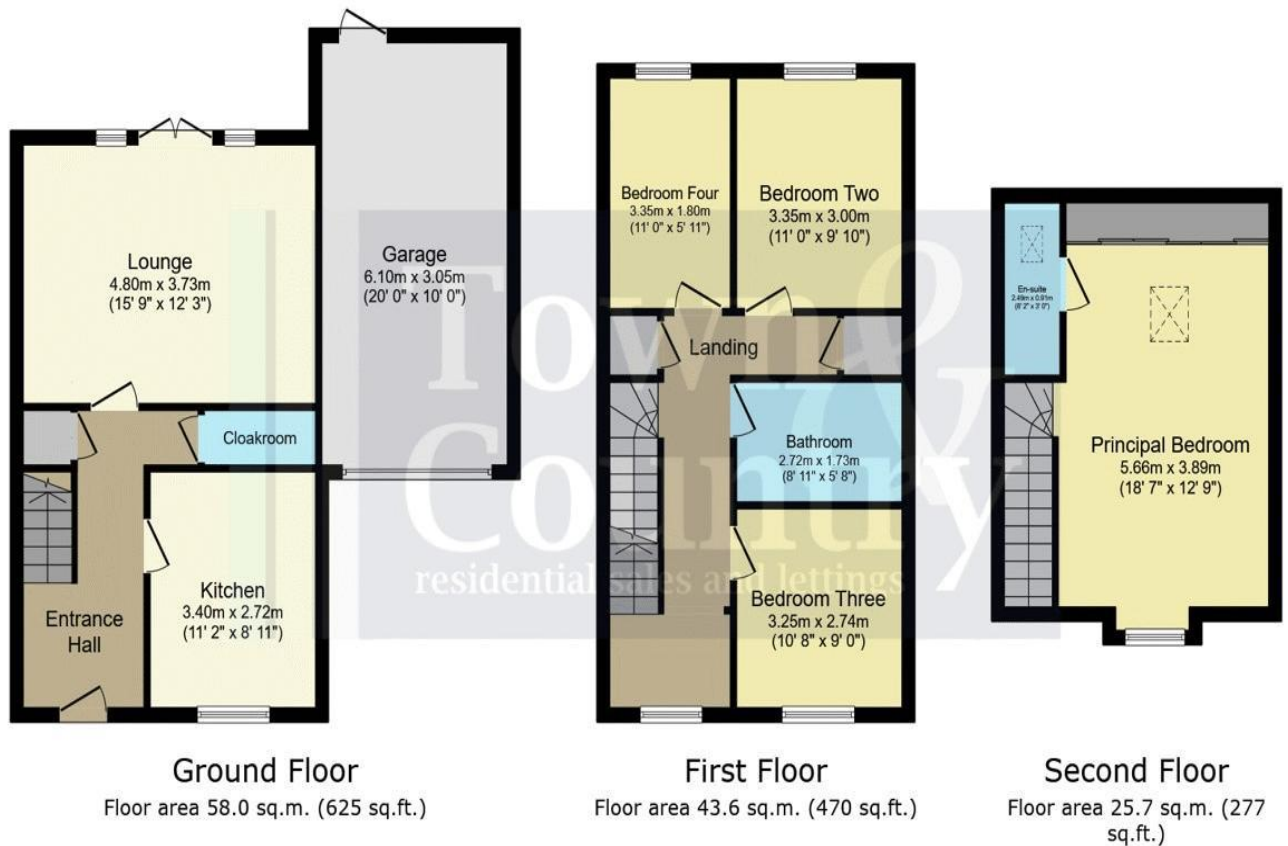
EN-SUITE SHOWER ROOM

8' 2" x 3' 0" (2.49m x 0.91m)









Total floor area: 127.4 sq.m. (1,371 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

Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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