



Alderholt, Hampshire

£425,000


MARTIN & CO

Churchill Close
Alderholt
Hampshire
SP6 3BG

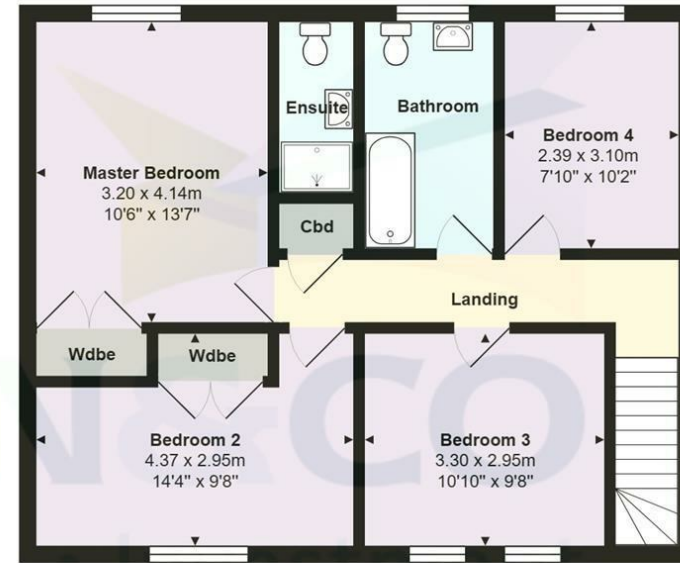
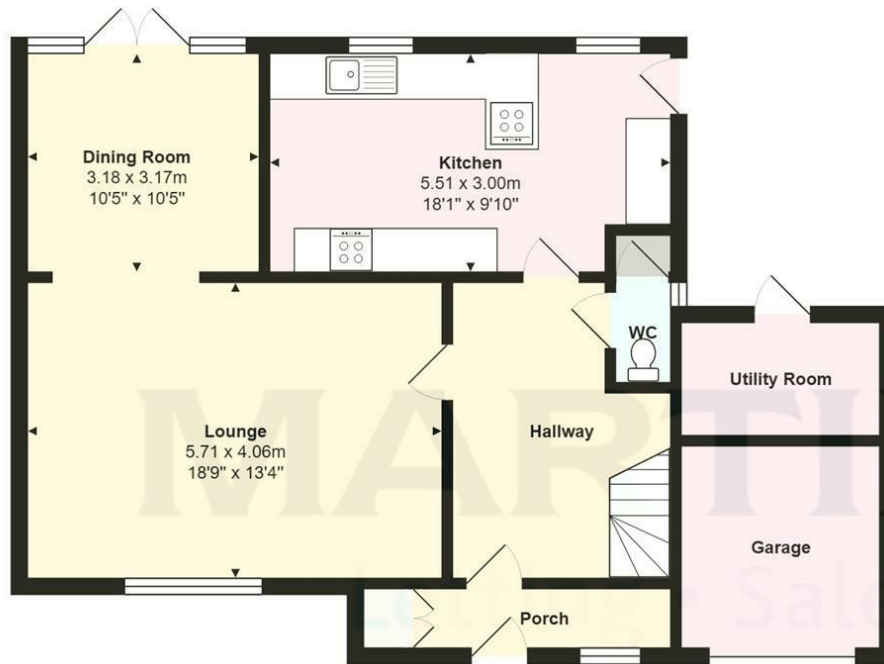
- 4 Bedroom Family Home
- Enclosed Rear Garden
- Quiet Cul De Sac Location
- En Suite To Master
- Ground Floor WC
- Garage For Storage With Office To Rear
- Driveway Parking
- Recently Fitted Triple Glazing
- Village Location
- No Onward Chain



This 4 bedroom family home comprises of entrance porch with door to good size hallway with convenient WC. A front aspect living room with arch though to dining room which has double door leading to the rear garden. The kitchen is to the rear and has a gas hob, electric oven and fridge/freezer. There is space for a washing machine and dishwasher. To the first floor there is a master bedroom with ensuite shower room, bedroom 2 with fitted wardrobes and then 2 further double bedrooms. The family bathroom has a shower over bath. This property has an enclosed rear garden which is mainly laid to lawn with a flower border. There is access to the multi use room at the rear of the garage and storage from the front. There is driveway for 2 cars and road parking available. The property has recently had triple glazing installed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Ground Floor

First Floor

Total Area: 143.3 m² ... 1542 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

