Hellards



At home in Alresford

14 De Lucy Avenue

ALRESFORD, HAMPSHIRE, SO24 9EU

Asking Rent £ 1,800 PCM

- Energy Performance Rating C
- Holding Deposit £415.38
- Deposit £2076.90
- Council Tax Band C
- Rear Garden with Patio
- Three Bedrooms
- Dual Aspect Sitting / Dining Room
- Modern Kitchen
- Re-Fitted Bathroom
- Garage and Off Road Parking



A well presented modern family home set on the western side of the town yet within easy striking distance of all local amenities.











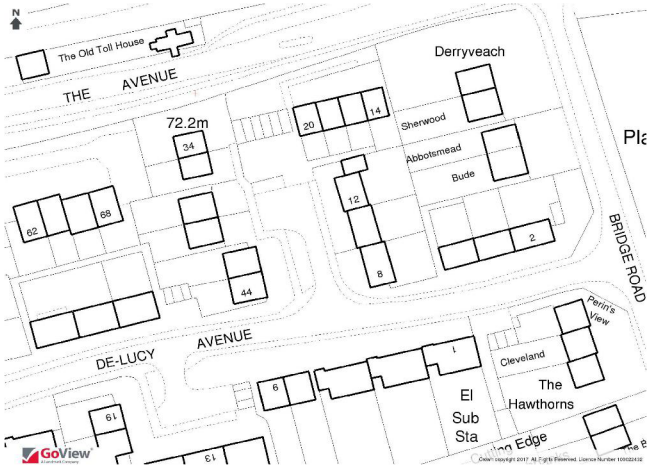
An entrance lobby opens to the hallway with stairs rising to the first floor, a door opens into the double aspect sitting/dining room which has oak wood flooring and a large cupboard under the stairs. The modern kitchen has an integrated oven and a range of fitted units, built in hob, plumbing for washing machine and dishwasher and a double glazed door to the rear garden.

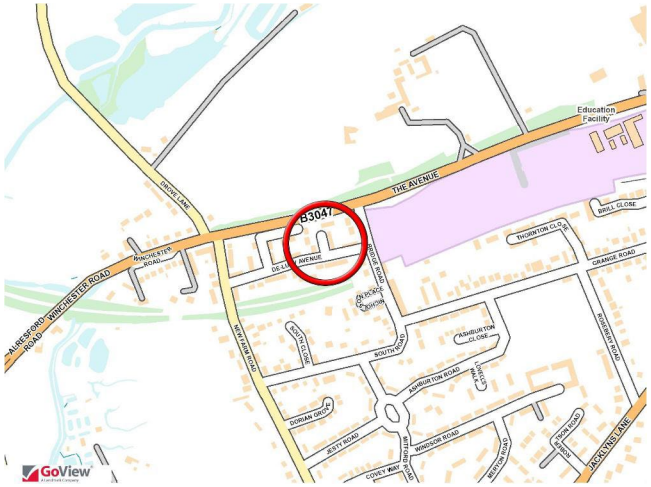
On the first floor there are two principle bedrooms, both with double wardrobess.There is a third single bedroom. There is also a modern fitted family bathroom with a shower installed above the bath. Outside the landscaped front and rear gardens can be accessed via a side gate and the south facing rear garden has a rear pedestrian access that leads down to the single garage with off road driveway parking.

All mains services are connected.

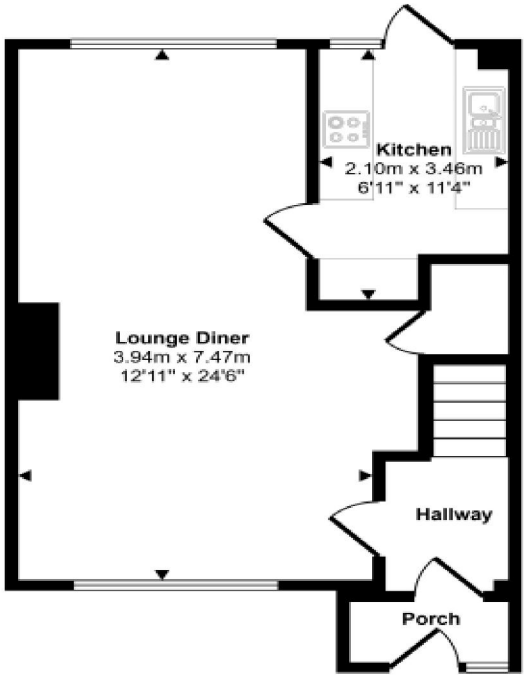
Ultrafast broadband is available (source: Ofcom). For mobile coverage, please check the Ofcom website https://www.ofcom.org.uk/mobile-coverage-checker

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.

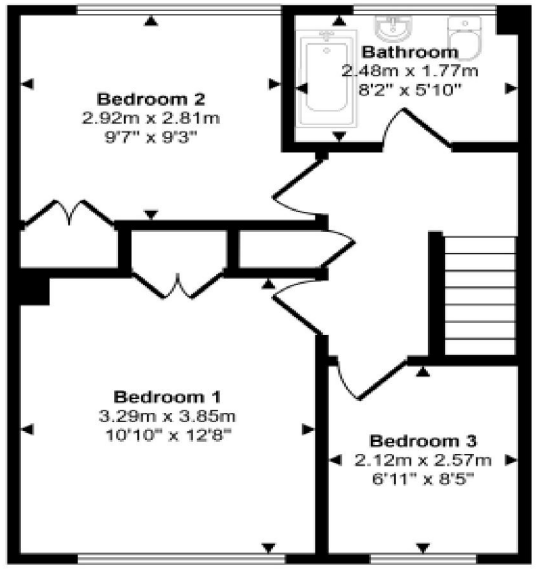




Approx Gross Internal Area
84 sq m / 906 sq ft

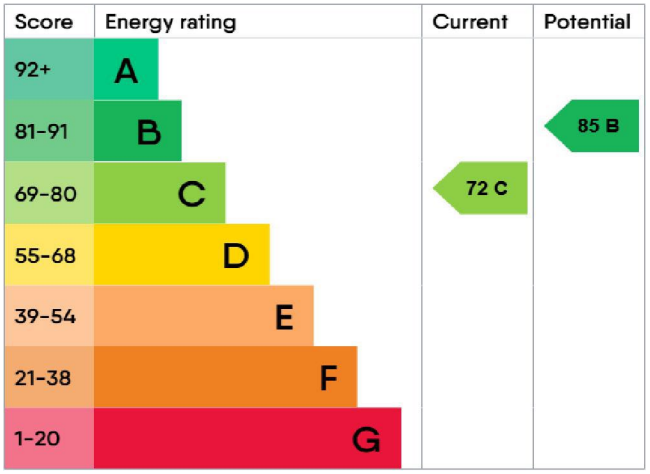


Ground Floor
Approx 43 sq m / 458 sq ft



First Floor
Approx 42 sq m / 448 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



DIRECTIONS

Proceed out of the town along West Street and continue onto The Avenue passing the school playing fields on your left. Take the first turning left into Bridge Road and then first right into De Lucy Avenue. Take the first turning on the right and number 14 will be found at the end of the cul-de-sac along the pathway on the right hand side.

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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.

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