1 AVON COTTAGES

Petersfield Road, Ropley, Hampshire, SO24 0EF

BCM Wilson Hill

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£1,500 PCM

Delightful and well presented two bedroom semi detached cottage. Large enclosed garden with stunning views beyond. An early viewing is highly recommended.

THE PROPERTY

Delightful 2 bedroom semi detached cottage which is immaculately presented.

The cottage comprises attractive modern kitchen with integrated cooker/hob, dining room/study, good sized sitting room with bay window to the front of the property. Utility room with plumbing for white goods and understairs storage.

Upstairs are two bedrooms, with the double bedroom to the front of the house, single bedroom with fitted wardrobe, good sized bathroom with shower over the bath, and a large cupboard on the landing.

Outside, there is a large enclosed garden with stunning views beyond. Off road parking.

The property is within easy reach of Ropley. The picturesque town of Alresford is within 10 minutes and Winchester and Alton are a 15 minute drive away.

ADDITIONAL INFORMATION

Services

Water and private sewerage included in rent
Oil fired central heating
Mains electricity
Full Fibre Broadband available (FTTP) (Openreach)
Good mobile phone coverage (Ofcom)

EPC

E51

Local Authority

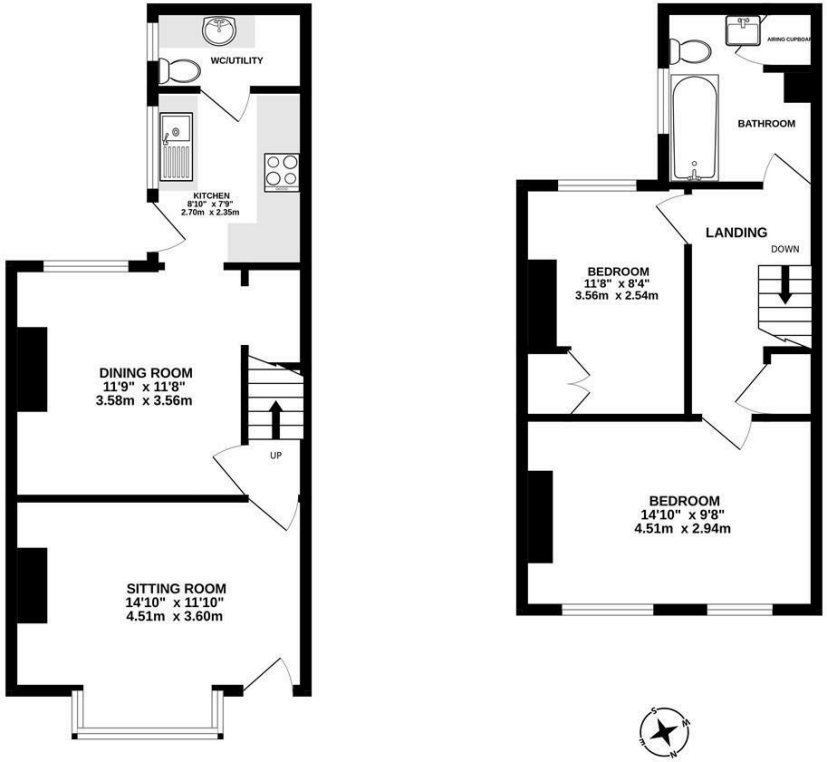
East Hampshire District Council, band D

Deposit

Holding deposit: £346
Total deposit: £1,730

GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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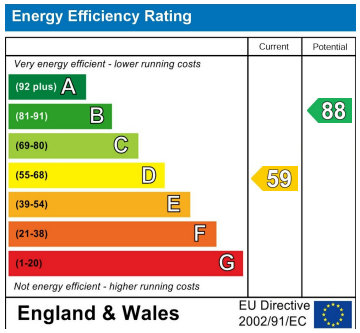

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

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