Station Approach, Alresford

At home in Hampshire

Hellards

6 Station Approach

ALRESFORD, HAMPSHIRE SO24 9JH

Guide Price: £425,000

- Delightful Mid-Terrace Cottage
- Three Bedrooms and Downstairs Bathroom
- Sitting Room, Dining Room and Kitchen
- Central Location within the Town
- Attractive Rear Garden
- No Onward Chain

A delightful mid-terrace cottage conveniently located within 5 minutes' walk of the shops and facilities in the town centre. The property would benefit from some updating.

The accommodation comprises three bedrooms, a sitting room, dining room, kitchen, downstairs bathroom and a rear garden. The property is offered for sale with the benefit of no onward chain. On street parking.

The house is entered via a covered porch, with the front door opening to a hall, from where stairs go up to the first floor. A door to the left opens to the sitting room, which features a fireplace and attractive bay window. A further door off the hall opens to the dining room, which has an understairs cupboard and window to the rear. A door opens to the kitchen, which includes a range of fitted cupboards and drawers, with worktops, an electric oven and hob. To the rear of the kitchen is a lobby with a door to the bathroom, and a further door to the garden.

On the first floor landing, there is a linen cupboard and a loft access hatch with fitted ladder. The main bedroom is a good size double room with a range of built-in wardrobes. Bedroom two is a double room with a window overlooking the garden. The third bedroom is at the rear of the house, with an airing cupboard and further cupboard, as well as a window overlooking the garden.

The low-maintenance rear garden is mainly paved, with a garden shed and a gate at the rear opening to a path behind, allowing a short cut to the town centre. A permits is available from Winchester City Council to park a car in the layby in the street.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning 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.

SERVICES
We understand that mains electricity, water and drainage are connected. We understand there is gas available in the street, but there is currently not a connection to the property.

LOCAL AUTHORITY INFORMATION
Winchester City Council
Council Tax Band: D

DIRECTIONS
The house is centrally located with the town. Station Approach connects the station to Jacklyns Lane. No. 6 has a For Sale board outside.

TOTAL FLOOR AREA : 849 sq.ft. (78.8 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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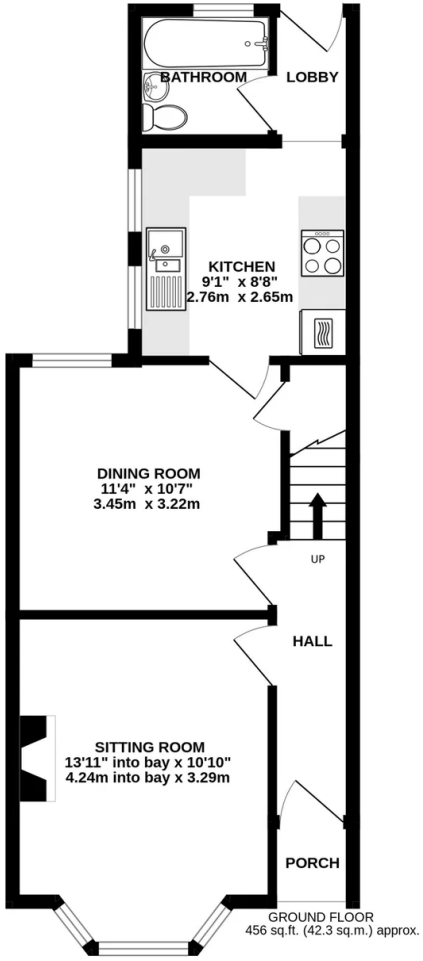
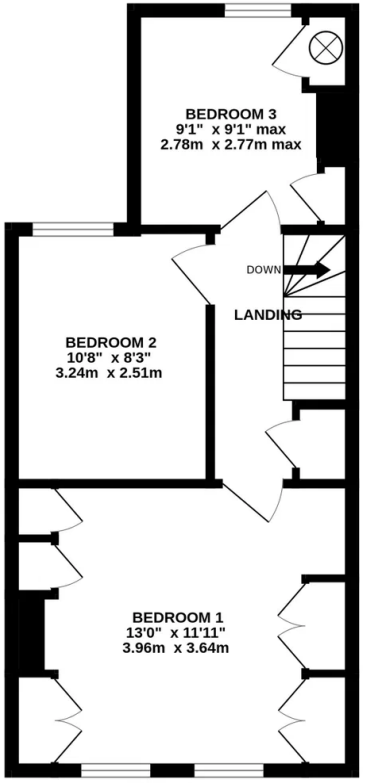
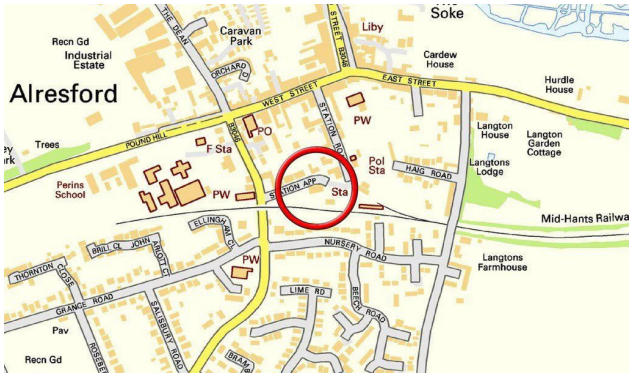
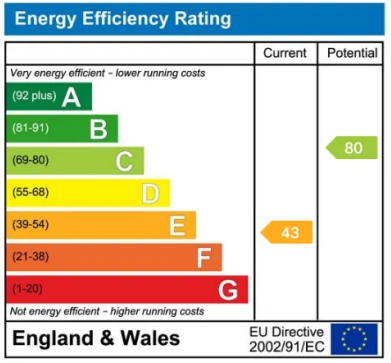


GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.





Hellards Estate Agents

11 Broad Street, Alresford, Hampshire

01962 736333

sales@hellards.co.uk

https://www.hellards.co.uk/

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs 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.