



*At home in Alresford*

# 34a Watercress Meadow

ALRESFORD, HAMPSHIRE, SO24 9QG

## Asking Rent £ 1,900 PCM

- Energy Performance Rating C
- Holding Deposit £438.46
- Deposit £2,192.30
- Council Tax Band D
- Three Double Bedrooms
- Sitting Room and Dining Room
- Modern Kitchen
- Family Bathroom and En-Suite Shower Room
- Garden
- Off Road Parking Space



A well proportioned family home, located in a popular cul-de-sac, with off road parking.





This deceptively spacious home has a welcoming entrance hall, with a door through to the modern fitted kitchen. There is also a door to the cloakroom and, at the end of the hall, the sitting room. Off the sitting room is the dining room, with adjacent utility room. Upstairs, there are three double bedrooms, the master benefits from an en-suite shower room. There is also a master bedroom with shower over the bath.

To the rear is a pleasant garden, with patio area and lawn.

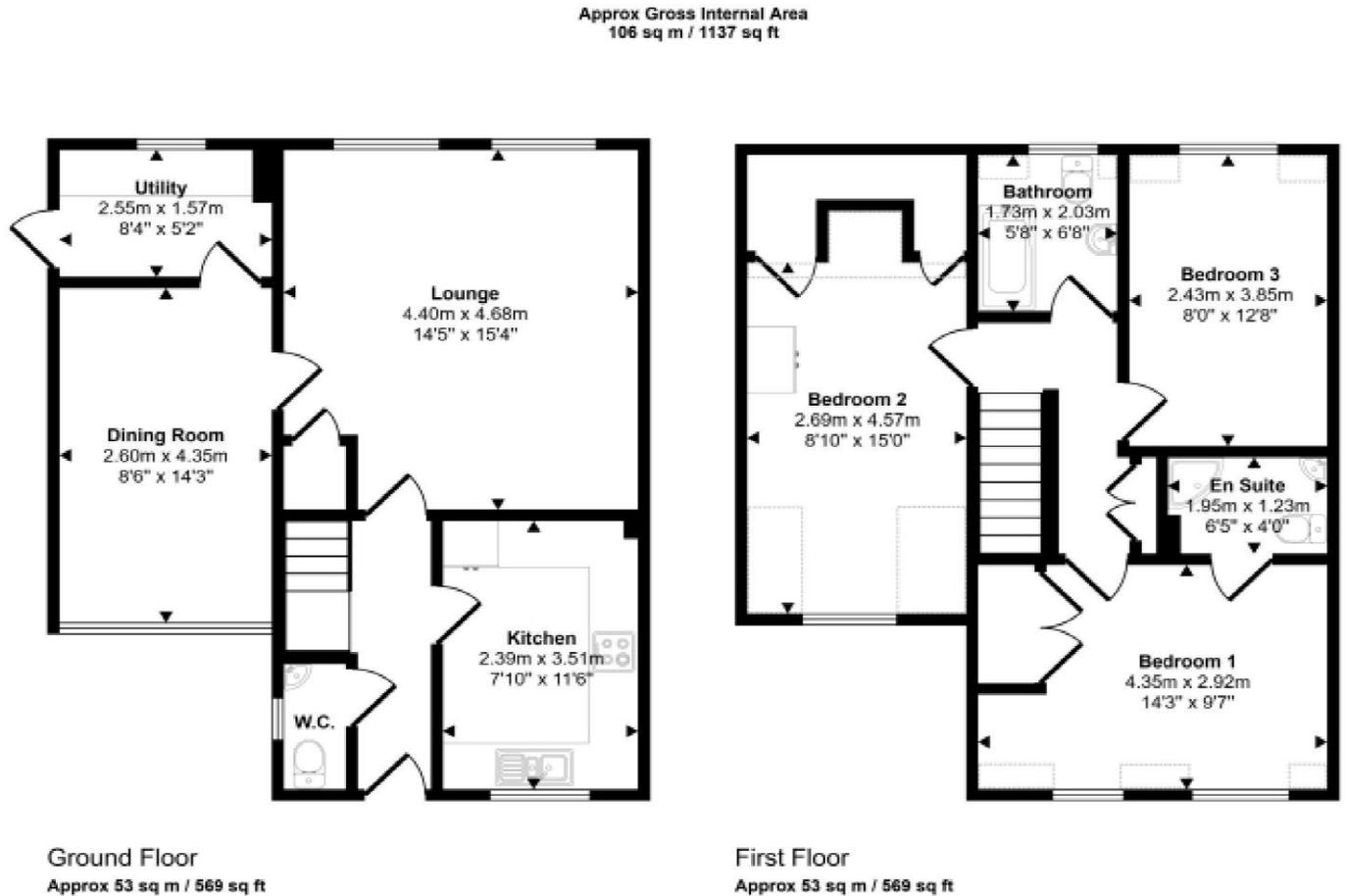
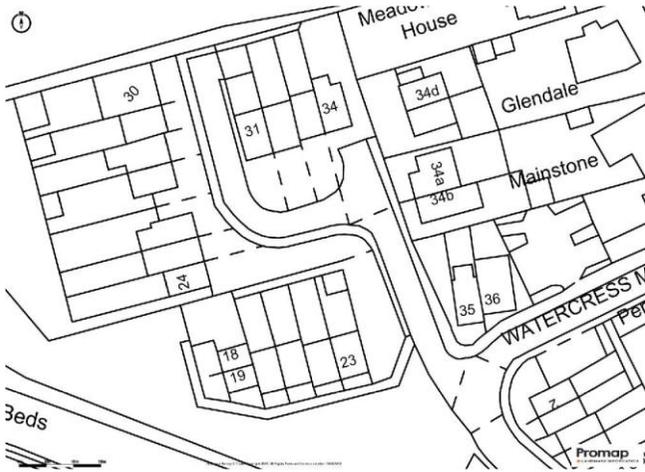
Ultrafast broadband is available (source: Ofcom). For mobile reception, please check <https://www.ofcom.org.uk/mobile-coverage-checker>

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.



### **DIRECTIONS**

From our office in Broad Street proceed along West Street in the direction of Winchester. Continue along, going up Pound Hill and The Avenue and take the second turning on the left into New Farm Road. Continue along for several hundred metres and Watercress Meadow will be found on the right hand side. Once in the road, bear right and the property can be found on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

