



Arle Gardens, Alresford

At home in Hampshire


Hellards

3 Arle Gardens

ALRESFORD, SO24 9BA

Guide Price £475,000

- Three Bedroom Semi-Detached Home
- Quiet End-of-cul-de-sac Location
- Close to Town Centre and Shops
- Potential To Extend/Improve Subject to Planning
- Secluded Rear Garden
- Driveway and Garage

Situated in a great position within a sought-after road within an easy walk of the town centre and shops, a three bedroom semi-detached home. The house is in need of some updating, but benefits from huge potential to extend and/or improve (subject to planning).

In a quiet corner at the end of the cul-de-sac, the property is set back from the road with a lawned front garden. The porch leads into a light and airy sitting room with fireplace, and from there through to the dining room. Off the dining room is the kitchen, which has recently been updated and offers plenty of storage as well as new appliances and a refitted boiler. To the rear is a conservatory with views of the garden.

Upstairs, there are two good sized double bedrooms off the light and spacious landing as well as a single bedroom/office.

Outside, the garden is very private and secluded with lawn, mature shrubs and trees. To the front, there is a driveway with ample parking as well as a single garage. The property benefits from good space to the side which offers potential for a double or single storey extension (subject to planning).





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

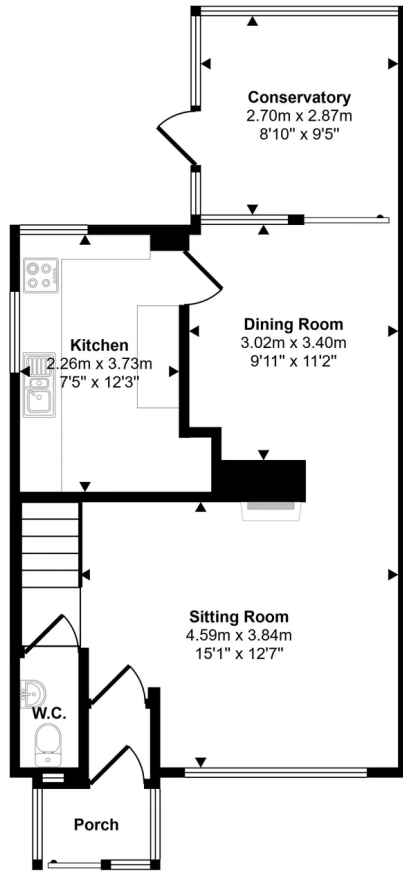
Mains gas, electricity, water and drainage are connected.
Gas fired central heating.

LOCAL AUTHORITY

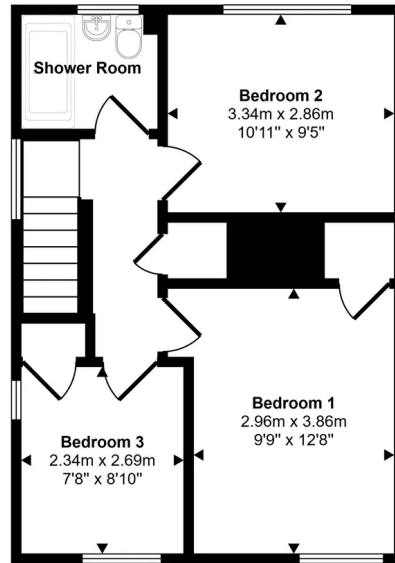
Winchester City Council
Council Tax Band D



Approx Gross Internal Area
95 sq m / 1021 sq ft



Ground Floor
Approx 52 sq m / 563 sq ft



First Floor
Approx 43 sq m / 458 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(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	

Hellards Estate Agents
11 Broad Street, Alresford, Hampshire

01962 736333

sales@hellards.co.uk

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



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.