

**Chestnut Road, Alresford
CO7 8DR
£325,000 Freehold**





- VILLAGE LOCATION
- EXTENDED DETACHED BUNGALOW
- THREE BEDROOMS
- DINING AREA
- GAS TO RADIATOR HEATING

- DOUBLE GLAZING
- BATHROOM (WITH WET ROOM STYLE SHOWER)
- GENEROUS DRIVEWAY
- GARAGE
- CLOSE TO LOCAL SHOPS & STATION

CHAIN FREE

A great opportunity to acquire this extended three bedroom detached bungalow located in a favourable position close to local shops and Alresford's main line railway station.

This generously sized bungalow has undergone a rear extension, allowing for a larger than average living room and a dining area. Whilst the property is of good size it will need modernisation and refurbishment ideally suiting a buyer looking to stamp their own personality onto a blank canvass.

The accommodation is set out over one level and consists of entrance hallway, living room, dining area, kitchen, lobby, bathroom (with wet room style shower) and three bedrooms.

Outside there is a long front garden with access to a garage whilst the rear garden is southerly facing.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Double glazed entrance door, access to loft space. Wall mounted thermostat, radiator, built in airing cupboard.

LIVING ROOM

22' 10" x 12' 0" (6.95m x 3.65m)

Double glazed window to side elevation, two double glazed picture windows to rear elevation and double glazed central sliding door to garden. Combined back boiler, inset to stone surround and adjacent plinth, radiator.

DINING AREA

12' 8" x 6' 6" (3.86m x 1.98m)

Double glazed window to rear and side elevations, radiator. Open serving arch to kitchen.

KITCHEN

11' 9" x 11' 3" (3.58m x 3.43m)

Double glazed window to side elevation. Double drainer sink unit with mixer tap and cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, tall standing storage unit. Filter hood over four ring electric hob, built in electric oven inset in tall standing unit, space for fridge, space for freezer, space for washing machine and space for tumble dryer.

LOBBY

Storage and access via double glazed door to side elevation.



BEDROOM ONE

13' 1" x 10' 7" (3.98m x 3.22m)

Double glazed window to front elevation, radiator.

BEDROOM TWO

9' 11" x 8' 0" (3.02m x 2.44m)

Double glazed window to front elevation, radiator.

BEDROOM THREE

9' 11" x 8' 0" (3.02m x 2.44m)

Double glazed window to side elevation, radiator.

BATHROOM

6' 11" x 6' 0" (2.11m x 1.83m)

Double glazed frosted window to side elevation. Low level WC, pedestal wash hand basin, open wet room style shower area with Mira shower and shower screen. Tiled walls and anti-slip floor, radiator.

FRONT GARDEN

Set behind a mature conifer screen, long concrete driveway and lawned area. Access to Garage.

REAR GARDEN

Southerly facing, paved area, laid mainly to lawn, established flower beds and borders, two glazed green houses, timber shed, side access.

GARAGE

16' 6" x 8' 4" (5.03m x 2.54m)

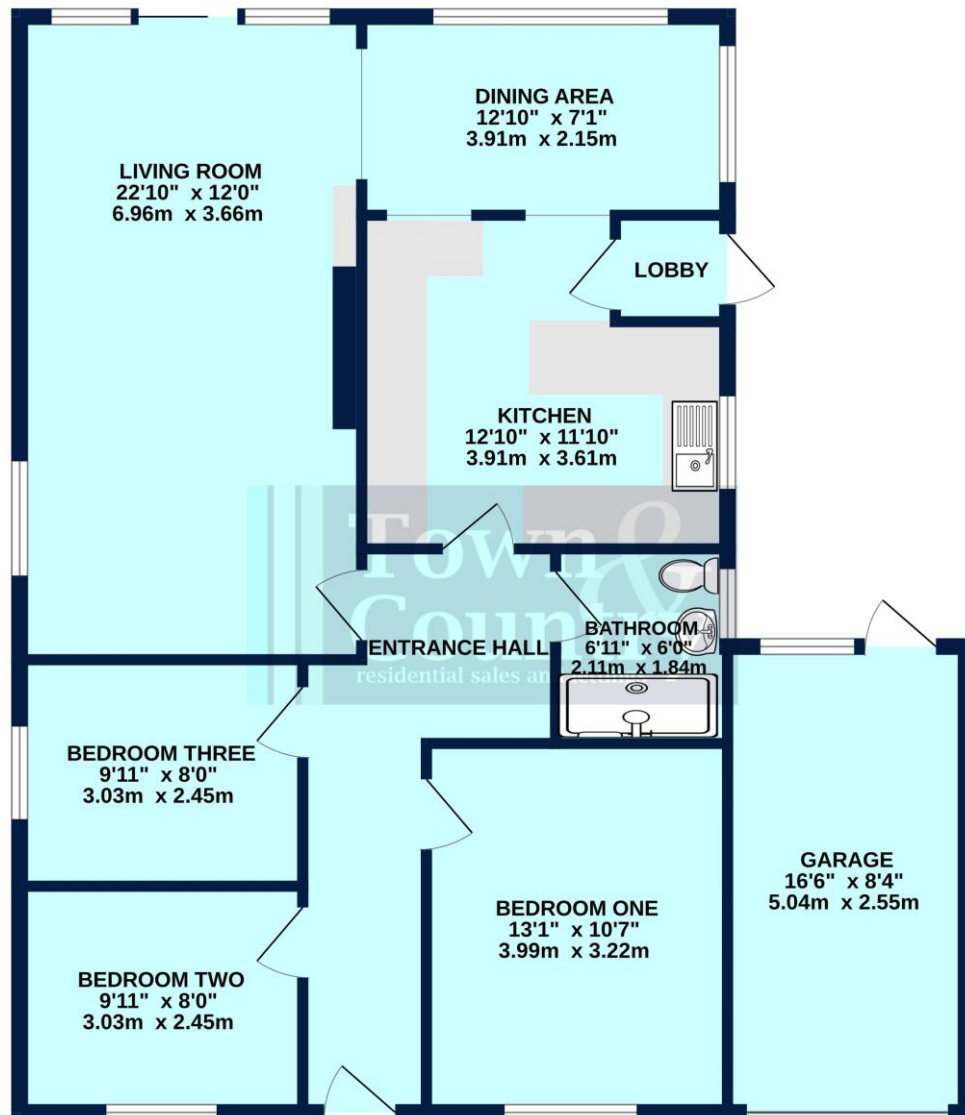
Up and over door, power and lighting and personal door to garden.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 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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