



Bridge Road, Alresford

At home in Hampshire


Hellards

2 Bridge Road

ALRESFORD, HAMPSHIRE SO24 9HW

Guide Price: £450,000

- No Onward Chain
- Character Terraced Home
- Off-Street Parking
- Two Reception Rooms
- Two Double Bedrooms
- Sizeable Loft Room
- Good Sized Rear Garden
- Easy Access to Town Centre, Shops and Schools
- Further Potential to Extend/Improve (STPP)

This spacious Edwardian home, maintaining character features, is ideally positioned within easy reach of Alresford's town centre and its excellent range of local amenities. The property offers further potential to extend and enhance, subject to the necessary planning consents.

The ground floor features a charming sitting room with an original fireplace and bay window, a further reception room, a fitted kitchen, and a rear lobby with cloakroom and direct access to the garden.

On the first floor, the principal bedroom to the front is particularly generous and filled with natural light, again featuring a fireplace. A second double bedroom overlooks the rear garden, complemented by a well-proportioned family bathroom. Stairs rise to a loft room, which has Velux windows.

Outside, the delightful rear garden includes a substantial terrace, a lawned area with summerhouse, and the benefit of rear access. To the side of the property is a dedicated parking area providing off-street parking for several vehicles.





Alresford is a beautiful Georgian town, known for its independent shops, restaurants, and inns, situated on the edge of the South Downs National Park. Excellent transport links include easy access to Winchester (7 miles away), mainline rail services to London from Winchester and Alton, and Southampton Airport. The town also benefits from local schools and a vibrant community.

SERVICES

Mains gas, electricity, and water are all connected.

LOCAL AUTHORITY INFORMATION

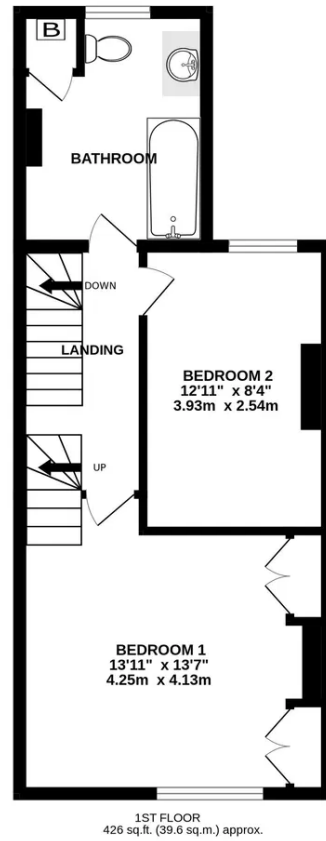
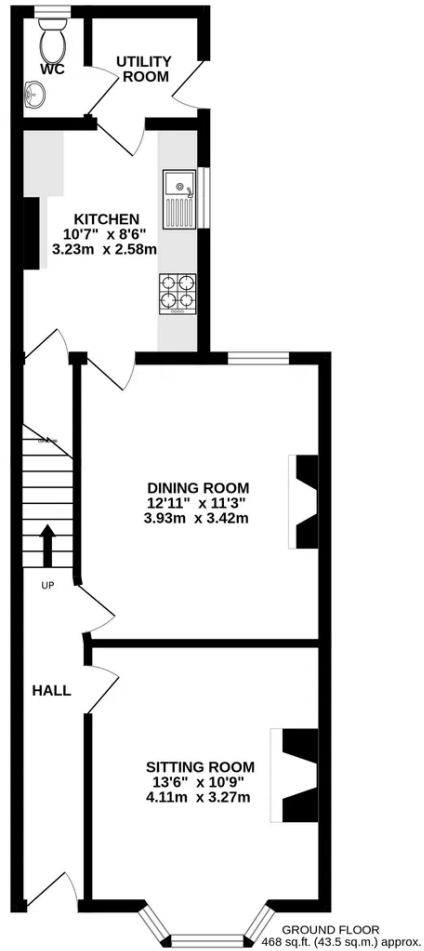
Winchester City Council
Council Tax Band: C

DIRECTIONS

From the centre of Alresford proceed west along The Avenue, in the direction of Winchester. After Perins School, turn left into Bridge Road. No. 2 will be found a little way along on the left hand side, as indicated by our For Sale board.

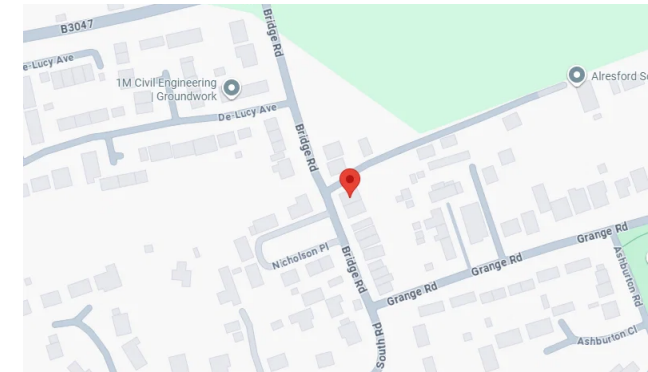
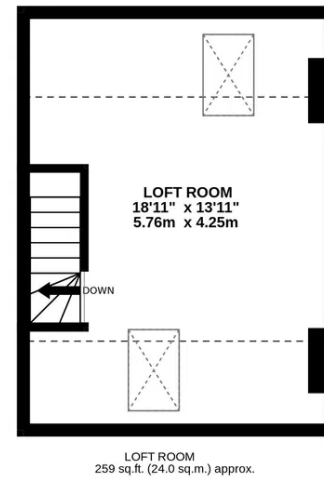
what3words: ///under.handover.salon





TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.