



Avalon, 15 Salisbury Road, Alresford

At home in Hampshire


Hellards

Avalon, 15 Salisbury Road

ALRESFORD, HAMPSHIRE SO24 9HG

Guide Price £725,000

- Detached Three Bedroom Bungalow
- Tree-Lined Road close to Town Centre
- Fitted Kitchen with Separate Dining Room
- Spacious L-Shaped Sitting Room
- Excellent Parking and a Garage
- Secluded Garden with Outbuildings

A spacious and well-maintained three double bedroom bungalow located in a popular tree-lined road, within easy reach of the centre of Alresford. The property sits on an excellent plot, being set well back from the road, with good parking and a garage, as well as a large, secluded garden to the rear. Salisbury Road is conveniently located for the town centre, and local schools.

Wrought iron gates open onto the driveway, from where a path leads to the front door. Inside, the entrance hall has doors leading off to the various rooms and a loft access hatch. On the right is the generous sitting room, which has a feature fireplace in a wooden surround and double aspect windows. The kitchen features a range of fitted floor and wall storage units with worksurfaces and tiling above. There is a nice view of the garden and 2 tall storage cupboards, one of which houses the gas boiler. An opening leads through to the dining room, which has a door to the garden.

The principle bedroom enjoys a view of the front garden and has a built-in double wardrobe. The second bedroom also includes a double built-in wardrobe. The third bedroom enjoys a view of the garden. The well presented bathroom features a white bath suite with a shower and screen over the bath.





Outside, the front garden is lawned, with flower and shrub borders. The driveway allows parking for a number of cars and leads to the single garage. A gate opens to the wonderful rear garden, where a paved terrace adjoins the rear of the property. The garden benefits from a good deal of privacy and seclusion, and is mainly laid to lawn, with flower and shrub borders, with a summer house, garden shed with woodstore, and a greenhouse.

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 electricity, water and drainage. Gas fired central heating.

LOCAL AUTHORITY INFORMATION

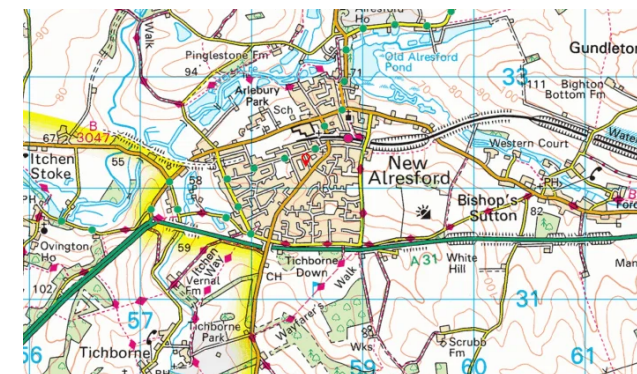
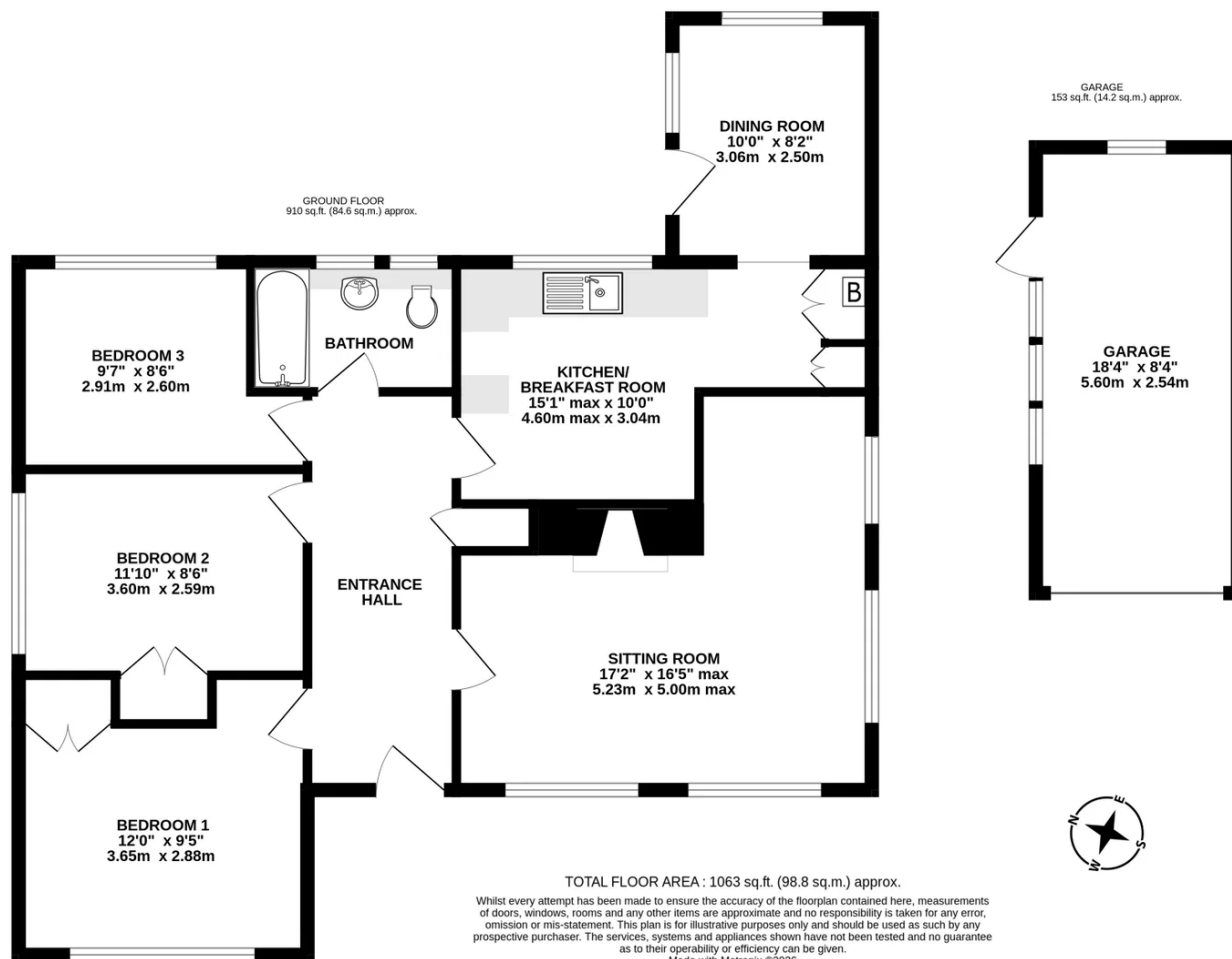
Winchester City Council
Council Tax Band: E

DIRECTIONS

From the centre of Alresford, proceed down West Street and turn left into Jacklyn's Lane (sign-posted to Cheriton). At the brow of the hill turn right into Salisbury Road. Avalon will be found on the right hand side.

What3Words:///segregate.overtime.plans





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(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.