

Hellards



At home in Alresford

13 Grange Road

ALRESFORD, HAMPSHIRE, SO24 9HB

Asking Rent £ 2,800 PCM

Energy Performance Rating D

Holding Deposit £646.15

Deposit £3,230.75

Council Tax Band E

Four Bedrooms

Open-Plan Kitchen / Dining Room - Sitting Room

A beautifully extended home, with off road parking and landscaped garden.





Upon entering, there is a welcoming hallway which is flooded with natural light. There is a spacious open-plan living space, with kitchen that opens into a fantastic dining / living space with doors out onto the patio. There is an arch through to the sitting room, with decorative woodburning stove. This in turn leads into a study / play room. There is a downstairs double bedroom, with en-suite shower room. A door leads into the garage, which has a useful utility room to the rear. A cloakroom completes the downstairs.

Upstairs, there is a galleried landing, with two double bedrooms and a family bathroom at one end. Overlooking the rear garden is the master bedroom, which features a Juliette balcony. There is an en-suite bathroom, with bath and separate shower cubicle.

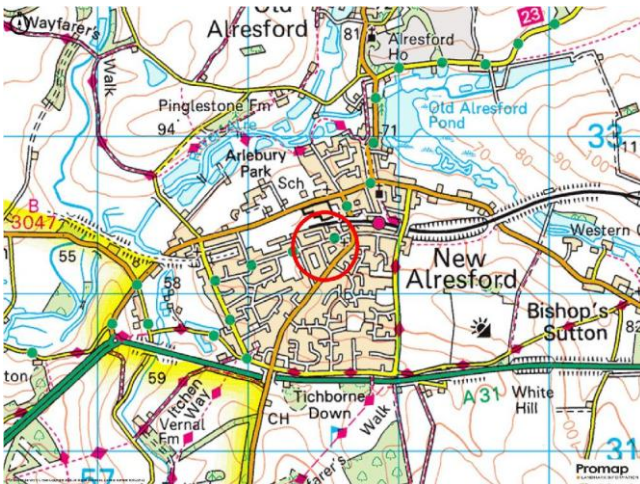
Outside, there is off road parking at the front, and a landscaped garden to the rear, which features a patio and steps up to the lawn. There are planted borders and a shed and playhouse.

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

Agent's Note - The Landlord will retain a downstairs study for storage.

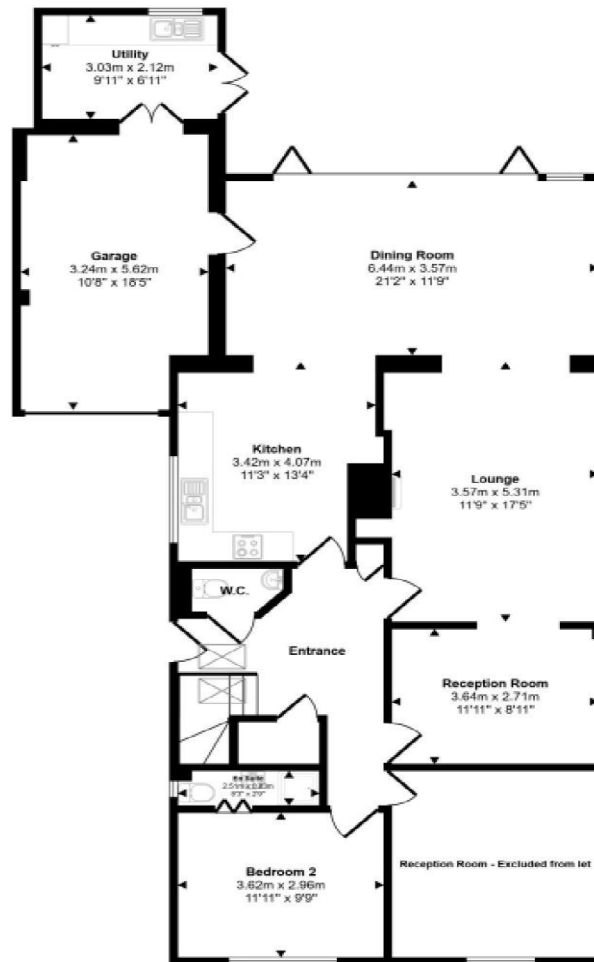
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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.



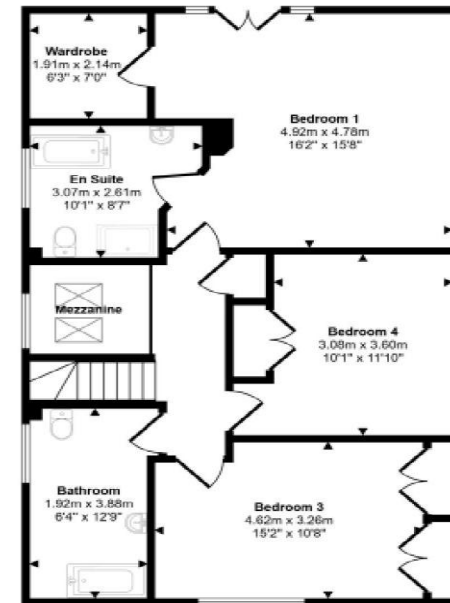


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
221 sq m / 2384 sq ft



Ground Floor
Approx 140 sq m / 1506 sq ft



First Floor
Approx 82 sq m / 877 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.

DIRECTIONS

From the centre of Alresford, proceed west down West Street (towards Winchester) and turn left into Jacklyn's Lane. After the railway bridge, turn right into Grange Road. Continue along and the property will be found on the left hand side.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

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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.

