



The Dean, Alresford

At home in Hampshire


Hellards

62 The Dean

ALRESFORD, HAMPSHIRE SO24 9BD

Guide Price: £475,000

- Period Victorian Cottage
- Convenient Town Centre Location
- In need of Modernisation and Refurbishment
- Opportunity to Reconfigure and add Value
- Charming Gardens to Front and Rear
- No Onward Chain - Subject to Probate

A mid-terrace Victorian cottage located within an easy walk of the shops and amenities in the town centre. The property is in need of updating and modernisation, and there is an opportunity to open up the rear of the house to create a larger kitchen/dining space, more suited to modern living. The house is offered for sale with the benefit of no onward chain.

The property is approached via a wrought iron gate and path to a porch and front door, which opens to the hallway, from where stairs go up to the first floor. A door on the left opens to the sitting room, which has a bay window looking on to The Dean. Off the hallway, a further door opens to the dining room, with a window to the rear. A door under the staircase opens to steps leading down to the cellar. As is common with similar neighbouring properties, the cellar is sometimes wet, depending on the level of the water table.

An opening from the dining room leads through to the kitchen and a lobby, from where the old back door opens into a conservatory. At the rear of the ground floor is the bathroom. There is scope, subject to the usual consents, to open up this space to create a large kitchen/dining space.

Upstairs, there are 2 double bedrooms and a single bedroom. There is scope to replace the single bedroom with a bathroom, making the house more suited to modern lifestyles.





As well as a charming front garden, there is garden to the rear, offering a delightful outdoor space for relaxation and entertaining. As is usual with terraced properties, the owners of the three mid terraced properties have a right of way across neighbouring gardens for access to their gardens.

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

We understand that mains electricity, gas, water and drainage are connected

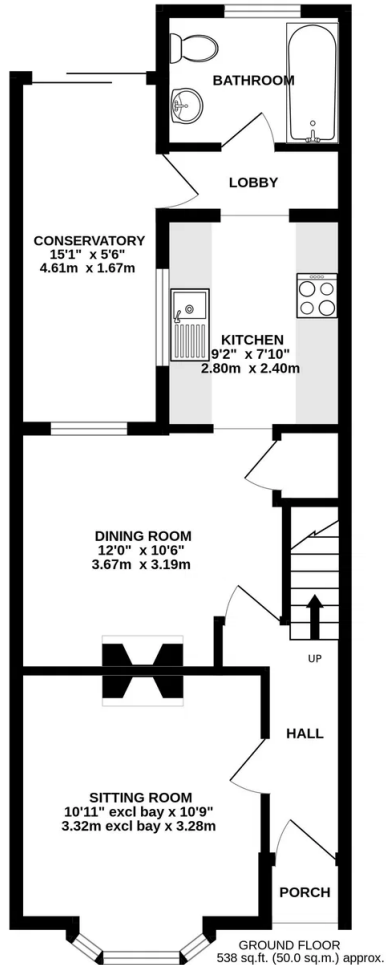
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band C

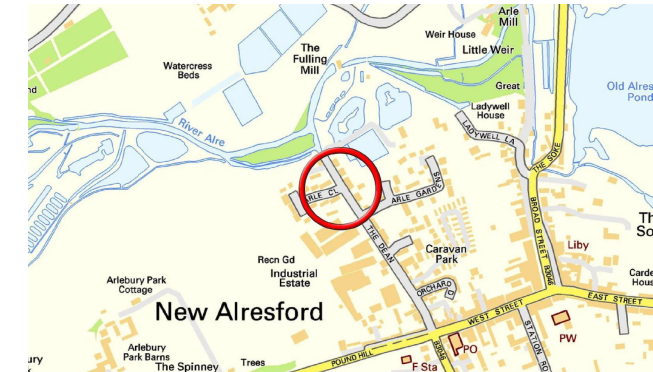
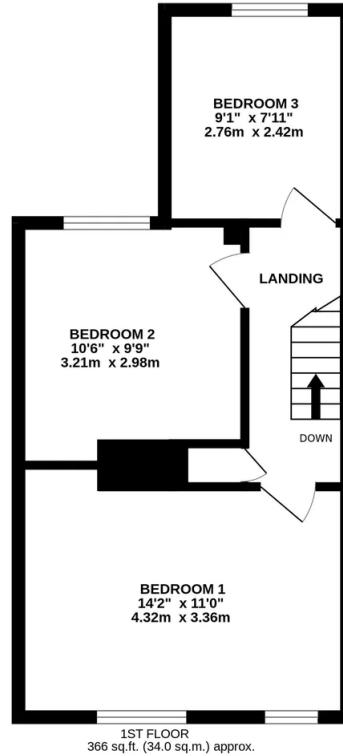
DIRECTIONS

From West Street in the town centre, follow the road down the hill and turn right into The Dean. No. 62 The Dean will be found towards the end of the road on your right hand side.





TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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.