



At home in Itchen Stoke

3 Garden Cottage, Alresford Road, Itchen Stoke

ALRESFORD, HAMPSHIRE, SO24 0QU

Asking Rent £ 1,800 PCM

- EPC Rating D
- Holding Deposit £415.38
- Deposit £2,076.90
- Council Tax band E
- Three Bedrooms
- Three Bathrooms
- Kitchen / Breakfast Room
- Sitting Room
- Off Road Parking
- Garden



A characterful brick and flint home, with driveway parking and enclosed garden.





From the front door, there is an entrance hall with coir flooring and stairs to the first floor and useful under stairs cupboard. There is a door through to the kitchen / breakfast room which features a range of cream base and wall units with a contrasting worktop. There is a door and steps down to the sitting room, with a feature electric fire and door out to the garden. Completing the ground floor is the third bedroom, which is dual aspect and with an en-suite shower room.

Upstairs, there is a split level landing, with master bedroom and en-suite shower room, the second double bedroom and a family bathroom

At the front of the property is a gravel driveway with ample parking for several vehicles. To the rear is a part walled garden

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

Close by is the River Itchen and picturesque country walks. The nearby pretty market town of Alresford (approximately 2 miles away) offers good day to day shopping facilities boutique shops, cafes and pubs. Winchester (5 miles), Alton (13 miles) Basingstoke (24 miles) are all within easy driving distance. There are mainline railway stations at Alton and Winchester with services to London Waterloo. The M3 motorway links to London and the South Coast.

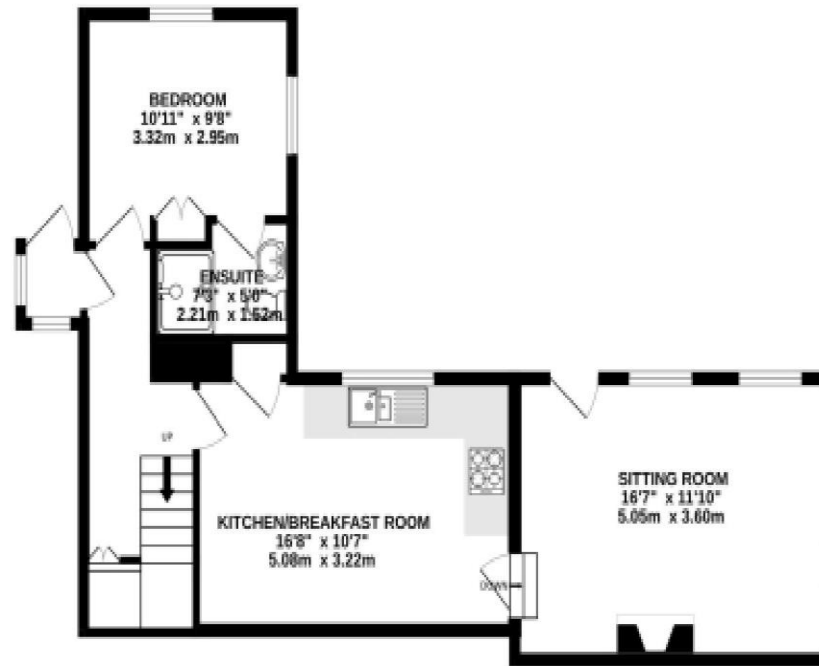


DIRECTIONS

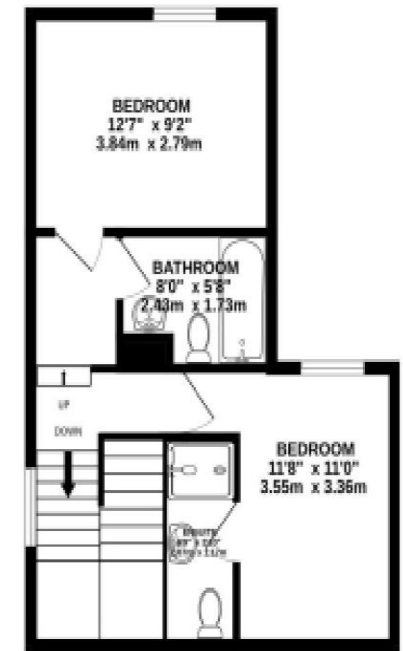
From our office in Broad Street, turn left and at the top of the road, turn right down West Street. As you leave Alresford and head under the railway bridge, take the next right towards Itchen Stoke. As you head along the B3047 there is Andrew Smith & Son Auctioneers on the right hand side. The turn in to Garden Cottages can be found a short way along, on the left hand side.



GROUND FLOOR
509 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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		
92-100 A		
81-91 B		86
69-80 C		
55-68 D	57	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

01962 736333

lettings@hellards.co.uk | hellards.co.uk

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.

