



Salisbury Road, Alresford

At home in Hampshire

 **Hellards**

Little Copse, 6 Salisbury Road

ALRESFORD, HAMPSHIRE SO24 9HG

Guide Price £650,000

- 1930's Bungalow in Quiet Location
- Within Easy Reach of the Town Centre
- Secluded West-Facing Garden
- Two Bedrooms, Sitting Room, Kitchen/Diner
- Good Driveway Parking
- Potential to Extend, Subject to Planning

Set in a lovely, quiet spot close to the centre of town, a well-presented two bedroom bungalow with a good sized mature garden. Benefiting from spacious accommodation throughout, the entrance hall leads to the warm and welcoming sitting room with fireplace and box bay window.

To the rear of the house is a lovely kitchen/dining room with door to the garden, and a utility and cloakroom with shower beyond, as well as a side lobby. The two double bedrooms are of a good size, with the main bedroom benefitting from views over the lovely garden to the rear.

The size of the garden and the space in the large loft offer plenty of potential to extend and/or improve the property to your own specification, subject to planning.

Outside, there is a beautiful mature garden, with a shed and summerhouse. The garden is of an excellent size and west facing, with flower beds, lawn and mature hedging. The garden benefits from a high degree of privacy. To the front, the driveway provides off-road parking for several cars.





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

Winchester City Council
Council Tax Band: D

DIRECTIONS

From our offices in Broad Street, turn right into West Street and, at the bottom of the hill, turn left into Jacklyns Lane. Follow Jacklyns Lane up the hill, and Salisbury Road is the second turning on the right hand side after the railway bridge. The property is found a couple of hundred yards down on the left hand side.
What3words/// signed.hiking.privately

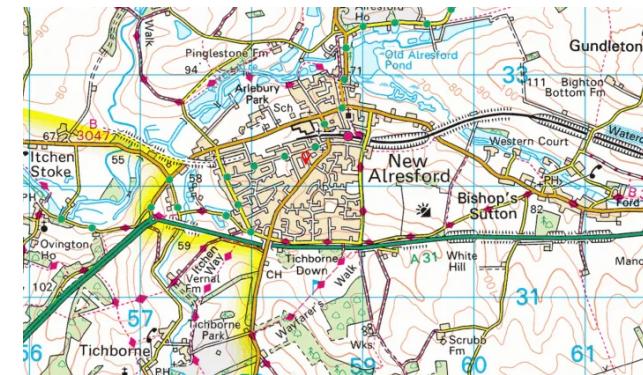
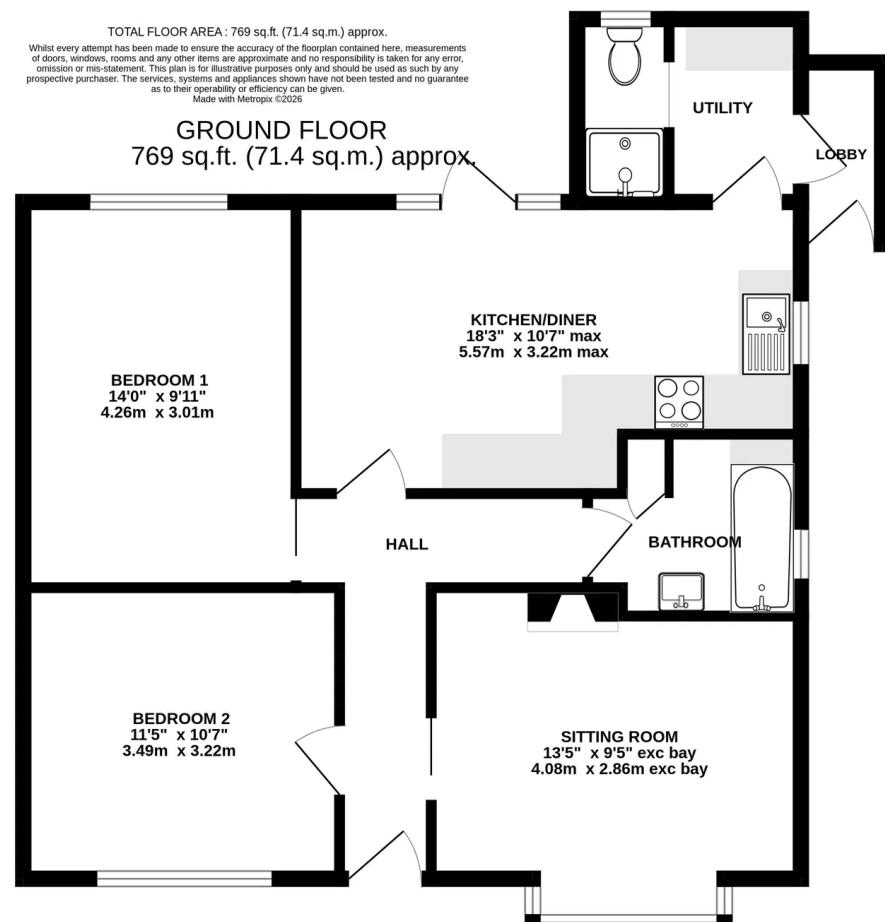




TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.

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+) A		81
(81-91) B		66
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		

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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.


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