



Appledown Close, Alresford

At home in Hampshire


Hellards

70 Appledown Close

ALRESFORD SO24 9ND

Guide Price £295,000

- Charming 2 Bedroom Terraced House
- Two Double Bedrooms
- Enclosed Rear Garden
- Less Than 1 Mile From Alresford Town Centre
- Popular Cul-de-sac Location
- Off Road Parking and Allocated Parking Space

This well presented 2 bedroom terraced house has been well looked after and occupied by the current owner for over 24 years. Situated in a quiet cul-de-sac on the edge of Appledown Close, the property is only a few minutes' walk from the local junior and infant school, and less than a mile from Alresford town centre. The property is approached via a convenient driveway, which leads to the front door. Once inside there is a small porch and a door opening into the living/dining room, with plenty of space for dining table and chairs. From here there is another door opening into the fitted kitchen with a range of base and eyelevel units, as well as access into the rear garden.

Stairs to the first floor lead up from the living room and here you will find two spacious double bedrooms: one with a front-facing view and another that looks out onto the rear garden. The family bathroom was recently converted into a wet room and could easily be changed back to include a bath if required.

Outside, the property benefits from driveway parking, with space for one car, as well as a separate allocated parking bay located to the side of the property. To the rear of the house there is a private enclosed garden, that's mainly laid-to-lawn, as well as having a patio area with space for a table and chairs and perfect for al fresco dining.





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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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

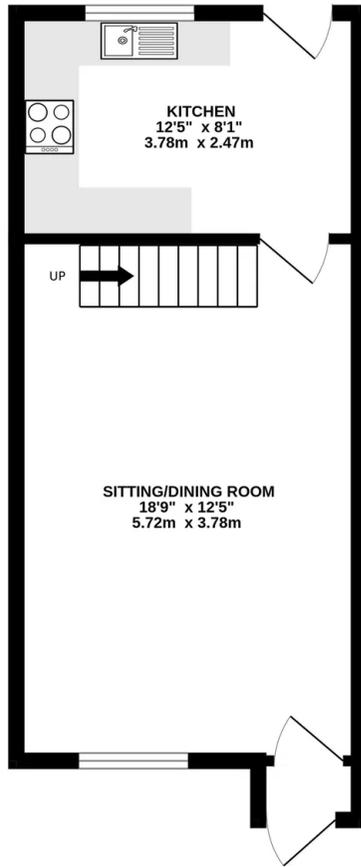
We understand that mains gas, electricity, water and drainage are connected.

LOCAL AUTHORITY INFORMATION

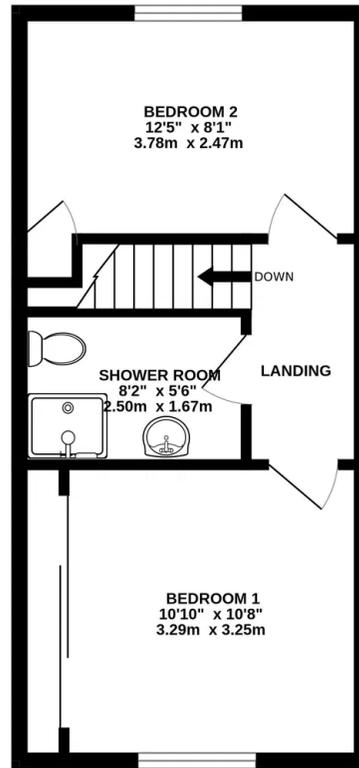
Winchester City Council
Council Tax Band: C



GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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		87
(69-80) C	71	
(55-68) D		
(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.