



Beech Road, Alresford

At home in Hampshire


Hellards

35 Beech Road

ALRESFORD, HAMPSHIRE SO24 9JS

Guide Price £545,000

- Modern Link-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Driveway and Garage
- South Facing Garden
- Very Well Presented
- No Onward Chain
- Walk to Town Centre and Shops

Sold with the benefit of no onward chain, a very well presented three bedroom link-detached home set in this popular cul-de-sac within walking distance of Alresford town centre. With a South facing garden, garage and driveway parking, this property has a lot to offer.

The spacious and light sitting room has a feature fireplace and bay window. To the rear of the house is the smartly presented kitchen which is open to the dining area which in turn has patio doors to the sunny and private garden. A side door in the kitchen leads via a passageway to the garage. There is also a very useful cloakroom on this floor.

Upstairs are two good sized double bedrooms with fitted storage as well as a smaller third bedroom and the family bathroom with shower over the bath.





Outside, the rear garden is particularly sunny with a southerly aspect. A terraced area to the rear is ideal for outside entertaining, and the garden is mainly laid to lawn with mature hedging proving privacy and a lovely green backdrop to the garden. To the front is a driveway with parking and a garage with light and power.

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

Mains electricity, water and drainage. Gas fired central heating.

LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

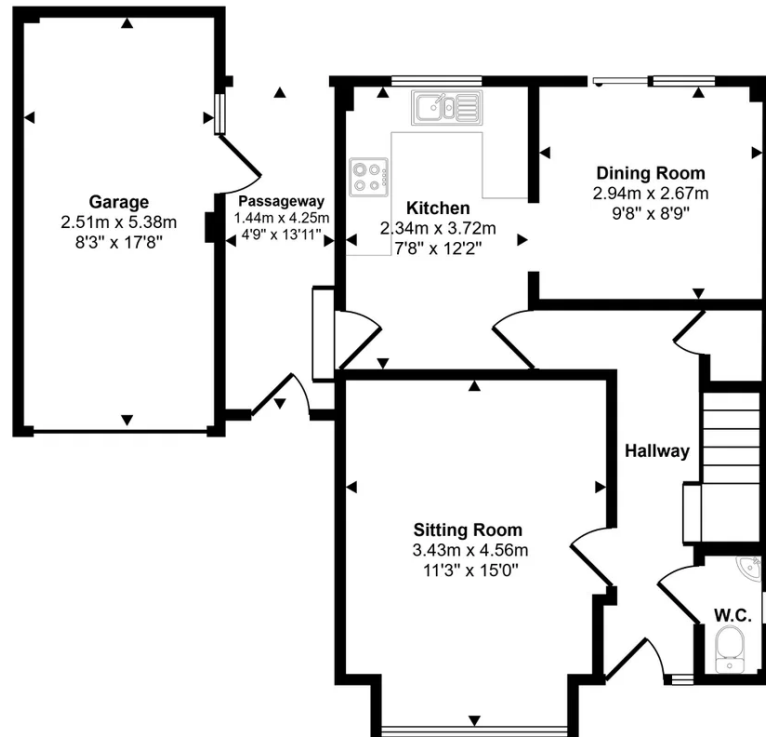
DIRECTIONS

From the centre of Alresford, proceed down West Street and turn left into Jacklyn's Lane (sign posted to Cheriton). After the old railway bridge, turn left into Nursery Road and, about half way along, turn right into Beech Road. Continue ahead and turn left, where No. 35 will be found on the right hand side.

What3Words:///snippet.ship.pavilions

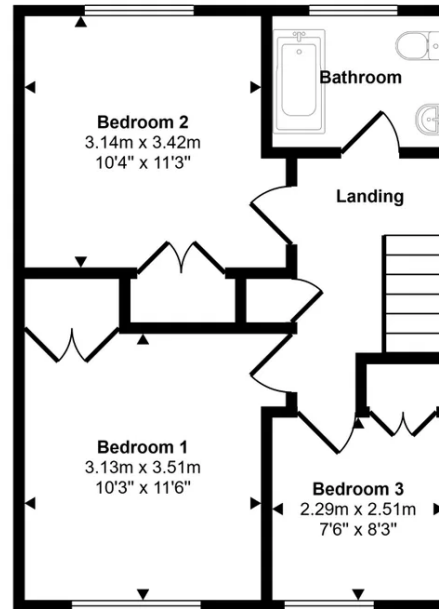


Approx Gross Internal Area
108 sq m / 1162 sq ft



Ground Floor
Approx 65 sq m / 695 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.



First Floor
Approx 43 sq m / 467 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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.