

Hellards



At home in Alresford

3 Ashburton Close

ALRESFORD, HAMPSHIRE, SO24 9JE

£800 pcm

- One Bedroom
- Ground Floor
- Private Garden
- Sitting / Dining Room
- Bathroom
- Kitchen

A very well presented ground floor apartment with its own private garden. The accommodation includes a sitting / dining room, double bedroom, kitchen and bathroom.

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.





HALLWAY

SITTING/DINING ROOM

15' 1" x 11' 1" (4.6m x 3.4m)

KITCHEN

10' 5" x 9' 10" (3.2m x 3m)

BEDROOM

11' 9" x 8' 2" (3.6m x 2.5m)

BATHROOM

7' 6" x 5' 10" (2.3m x 1.8m)

SERVICES

We understand that all mains services are connected

LOCAL AUTHORITY INFORMATION

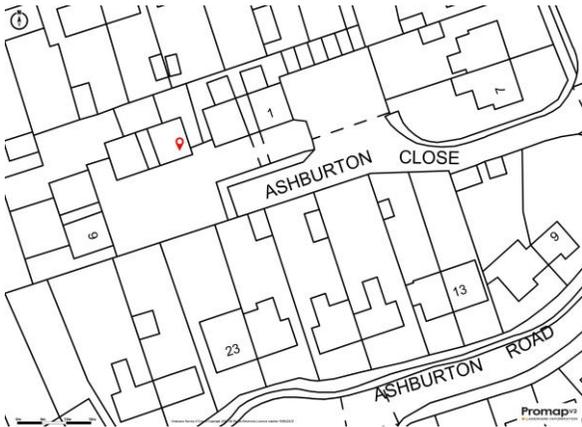
Winchester City Council

Council Tax Band A

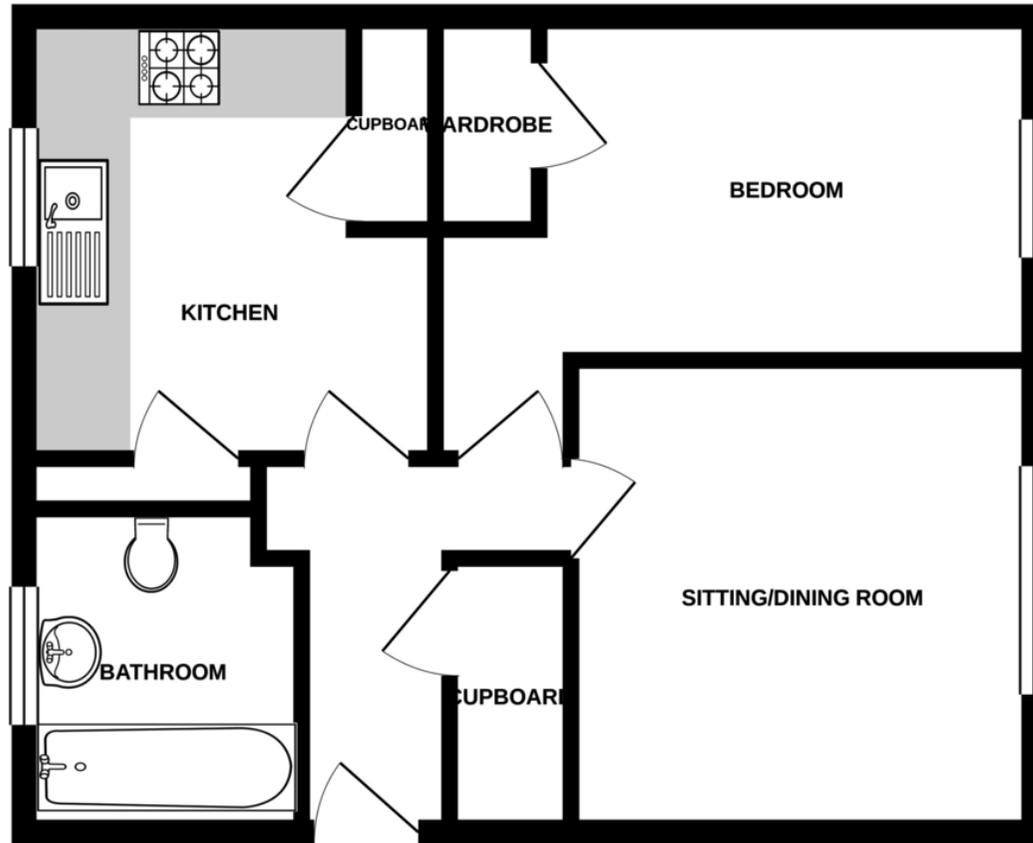


DIRECTIONS

From the centre of Alresford, proceed west down West Street and turn left into Jacklyn's Lane. After passing under the old railway bridge, turn right into Grange Road. Continue to the recreation ground at the end of this, turn left into Ashburton Road, then right into Ashburton Close.



GROUND FLOOR



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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (<20)	
Not energy efficient - higher running costs	
74	77
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (<20)	
Not environmentally friendly - higher CO ₂ emissions	
77	81
England, Scotland & 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.