



At home in Alresford

51 Broad Street

ALRESFORD, HAMPSHIRE, SO24 9DA

Asking Price £750,000

- Attractive Grade II Listed Cottage
- Central Location within the Town
- Parking Space and Outbuilding/Studio
- Pretty Courtyard Garden
- Period Features and Cellar
- No Onward Chain

An attractive Grade II listed cottage located in the heart of Alresford's conservation area, with the benefit of a nearby parking space located off Broad Street. The property retains many of its period features and has a pretty courtyard garden, with a studio outbuilding, which has power, a cloakroom and storage. Replacement wooden sash windows have been installed, and some further improvement works are required. The property is being sold with the benefit of no onward chain.

The house is approached from Broad Street, with the front door opening to the entrance hall, which has wooden flooring and a hatch leading down to a tanked cellar. There is a door to the garden and stairs up to the first floor. Off the hall is the sitting room, which has a gas fire in an attractive fireplace, a sash window with shutters and understairs storage. The dining room features a fireplace, built-in storage and a sash window with shutters. The kitchen has bespoke wooden units and drawers, worktops and an Everhot electric stove cooker.





Upstairs, the landing features built-in book shelves and storage, as well as a loft access hatch with a fitted loft ladder. There are two double bedrooms, both of which have built-in wardrobes, and sash windows with shutters. The bathroom features a free-standing oval bath, a separate shower, WC and wash hand basin.

There is a pretty courtyard garden to the rear, which has a paved seating area, metal arch, and a useful outbuilding, formally a garage, which has been converted into a studio with power and light, storage and a cloakroom. The property sale includes a car parking space, which is located in the lane, which runs between No's 46 and 48 Broad Street.



SERVICES

Mains gas, electricity, water and drainage.

LOCAL AUTHORITY INFORMATION

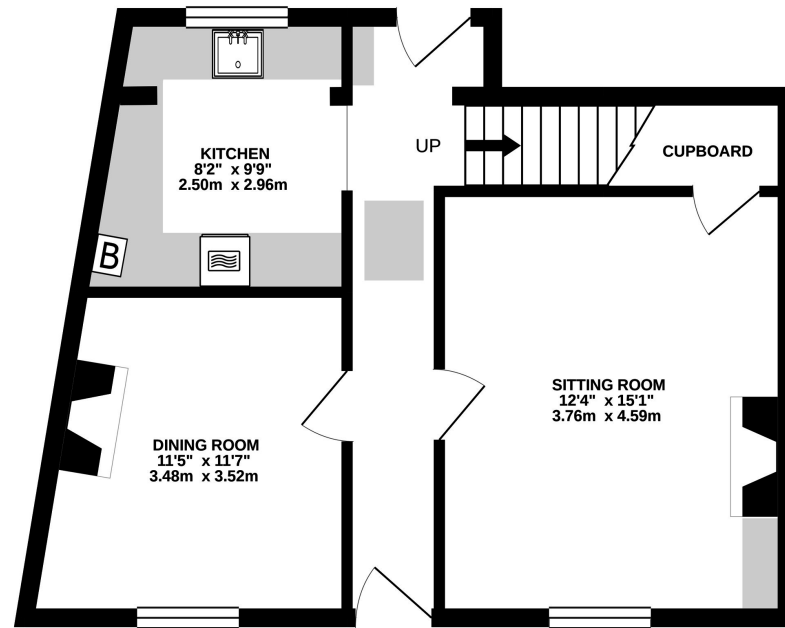
Winchester City Council
Council Tax Band: F

DIRECTIONS

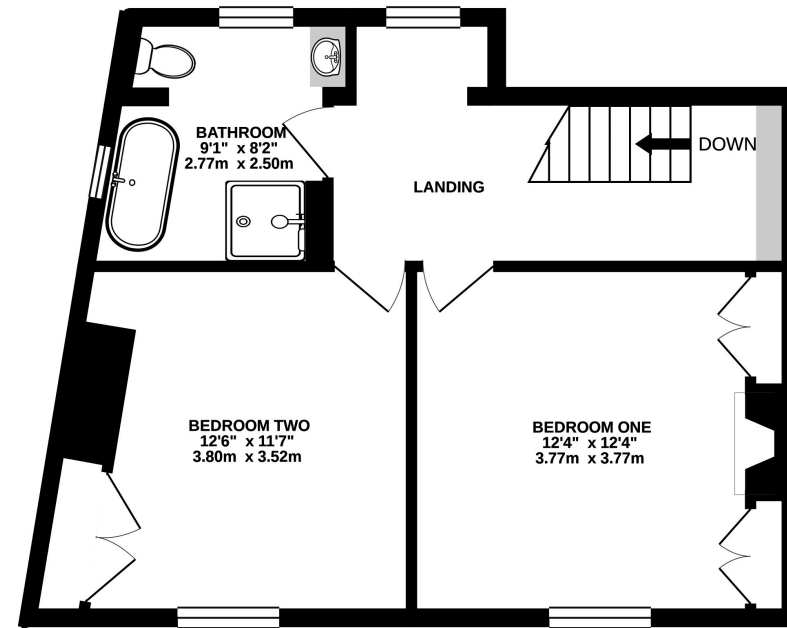
No. 51 Broad Street is located in the centre of the town, at the bottom end of Broad Street facing up towards the church.



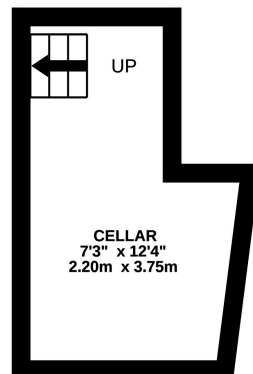
GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



CELLAR
83 sq.ft. (7.7 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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EPC Report not required as it's a listed building.

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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.

