



Station Approach, Alresford

At home in Hampshire


Hellards

7 Station Approach

ALRESFORD, HAMPSHIRE SO24 9JH

Guide Price: £399,950

- Three Bedroom Character House
- In Need of Modernisation
- Sitting Room and Dining Room
- Kitchen and Bathroom
- On-Street Parking via Permit
- Low-Maintenance Garden
- No Onward Chain
- Subject to Probate

A character terraced home ideally located close to the town centre, with 3 bedrooms, sitting room, dining room, kitchen, downstairs bathroom and a rear garden. On-street permit parking in front of property. The house would benefit from some updating and is offered for sale with the benefit of no onward chain.

The house is approached via a path across the front garden. The front door opens to a hallway, with a door opening to the sitting room, which has a gas fire and a window looking over Station Approach. Another door off the hall opens to the dining room, which also has a gas fire and a window overlooking the garden. The kitchen has a range of fitted kitchen units and drawers, with worktops and a door to the garden. Beyond the kitchen is the bathroom, with a grey bath suite.

Upstairs, there is access to the loft from the landing. The principle bedroom spans the width of the house and includes the original cast iron fireplace. The second bedroom includes a feature cast-iron fireplace, whilst the third bedroom includes built-in alcove storage.

The low-maintenance rear garden is mainly paved, with a central lawn, garden shed and a gate at the rear opening to a path behind, allowing a short cut to the town centre. There is on-street permit parking in a bay to the front of the property.





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 INFORMATION

Winchester City Council

Council Tax Band: D

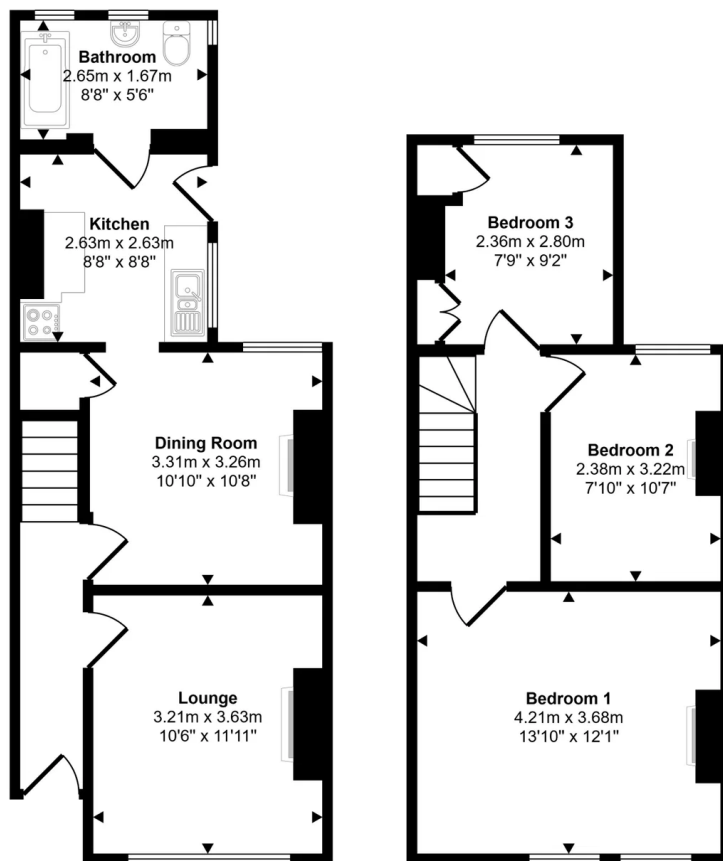
DIRECTIONS

The house is centrally located with the town. Station Approach connects the station to Jacklyns Lane. No. 7 has a For Sale board outside.

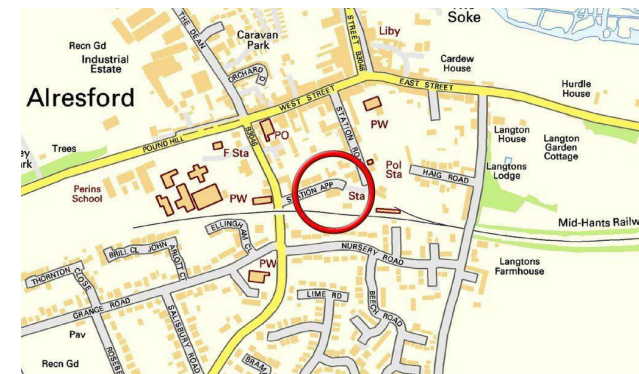
What3words: ///spearhead.warm.eyelash



Approx Gross Internal Area
79 sq m / 853 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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.