Hellards



At home in Alresford

55 Benenden Green

ALRESFORD, HAMPSHIRE, SO24 9PE

Asking Rent £ 1,400 PCM

- Energy Performance Rating: C
- Holding Deposit: £323.07
- Deposit: £1,615.35
- Council Tax Band: C
- Two Bedrooms
- Sitting / Dining Room
- Kitchen
- Family Bathroom
- Garden
- Garage



Set in an excellent location within this popular road, overlooking the green, this is a spacious and light property with garden and garage.







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The porch leads through to the sitting/dining room with a feature fireplace and double doors to the rear garden. The kitchen is fitted with a range of base and eye level units and the cooker. Upstairs, there are two good sized bedrooms, with the main bedroom benefitting from a storage cupboard. The bathroom is fitted with a white suite and shower over the bath.

Outside, the rear garden is mainly laid to lawn with a shed and a gate to the rear leads out the garage and parking area. There is further gated access into the garden from the front.

The garage is in a block and there is allocated parking nearby. The property is part of a row that overlooks the green and is reached by a footpath from the road. The outlook at the front is open and green, and the garden benefits from a private aspect.

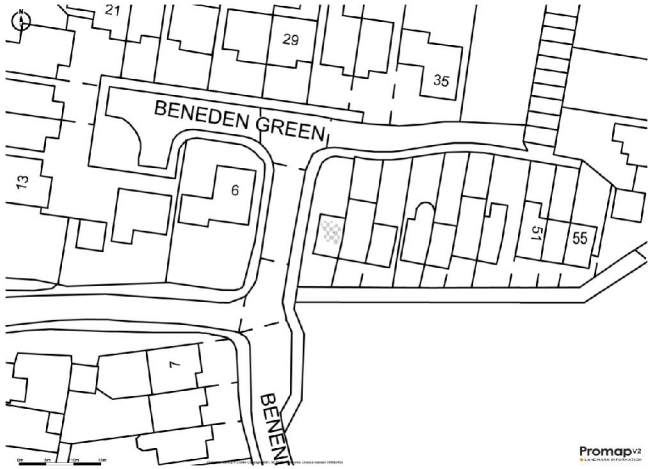
Mains electricity, water and drainage. Gas fired central heating.

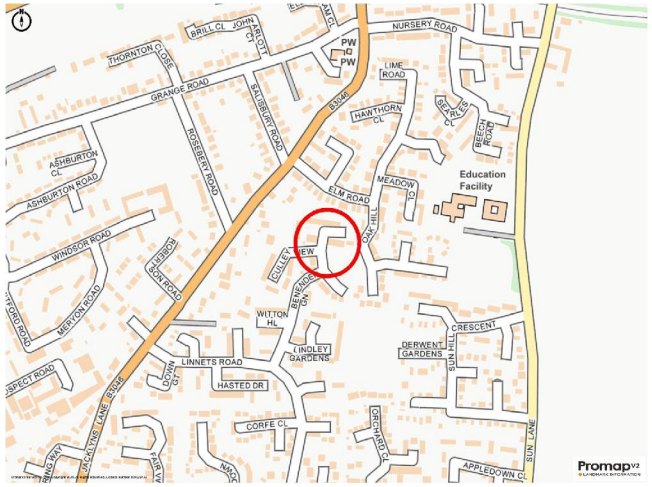
Ultrafast Broadband is available (source: Ofcom). For mobile reception, please check https://www.ofcom.org.uk/mobile-coverage-checker.



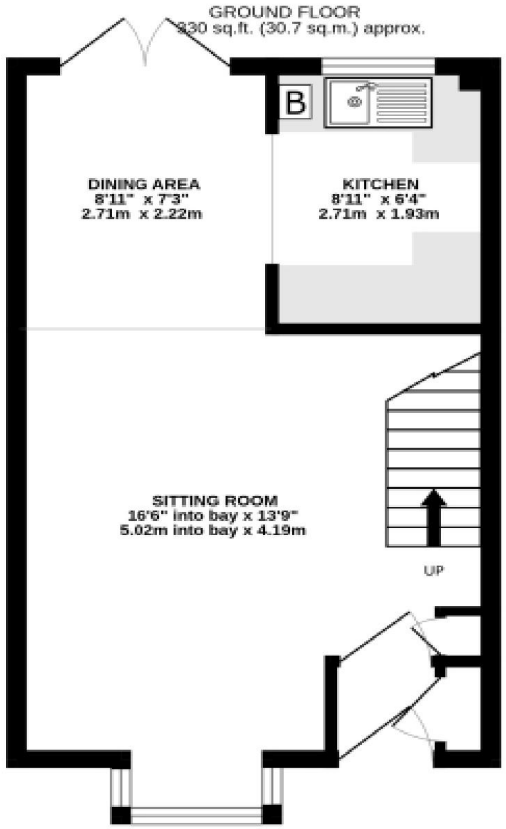


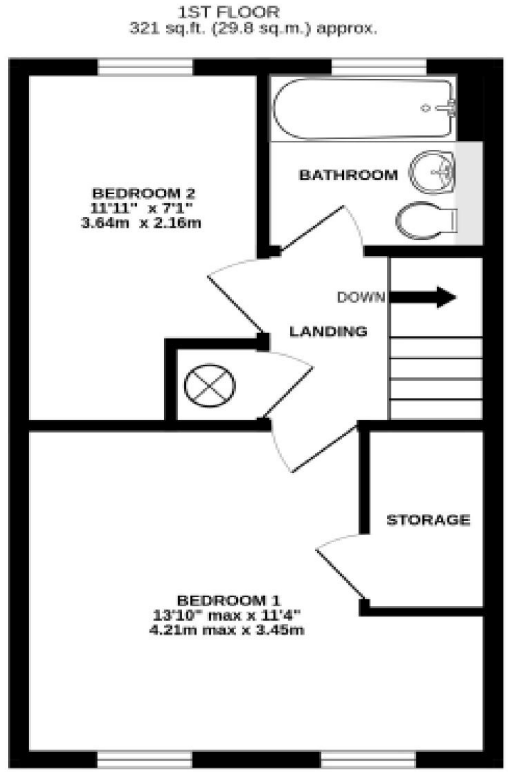
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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DIRECTIONS

From the town centre, proceed along West Street and turn left into Jacklyns Lane. After half a mile turn left into Linnets Road and then left into Benenden Green. At the Green, turn left and the house is on your right at the end of the terrace. What3words:///rewriting.replace.simply

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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.

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