



At home in Alresford

27 Watercress Meadow

ALRESFORD, HAMPSHIRE, SO24 9QG

Asking Price £190,000

- 50% Share at the asking price
- Three Bedrooms
- Kitchen/Breakfast Room
- Sitting Room
- Rear Views across the Watercress Beds and Fields

A three bedroom end of terrace house, being sold as a 50% share and subject to qualification and approval.

The property is approached via a pathway to the front door through to an entrance hall, to the left there is kitchen/breakfast room and to the rear of the property sits the sitting room with sliding doors to the garden.

The upstairs has two double bedrooms, one single bedroom and a modern white bathroom suite all with double glazed windows and radiators

Outside there is a rear garden that has a raised deck with far reaching views across open fields, side access and a lawn area .There is private parking to the front and side 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. Highlights in the calendar include the annual Watercress





Festival in May and the Agricultural Show in September. 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.

The Rent and Service charge combined is £318.82 Per calendar month.

SERVICES

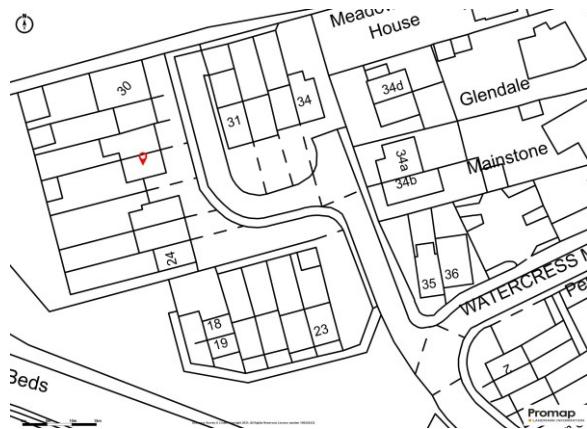
We understand that all mains services are connected.

LOCAL AUTHORITY INFORMATION

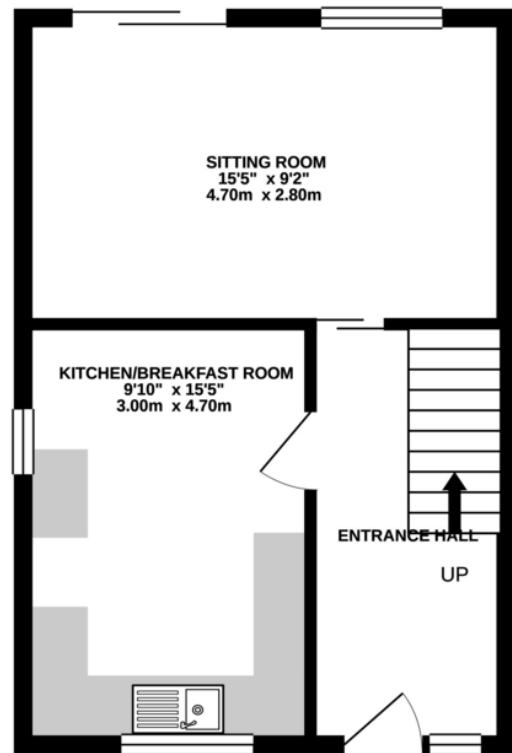
Winchester City Council
Council Tax Band: C

DIRECTIONS

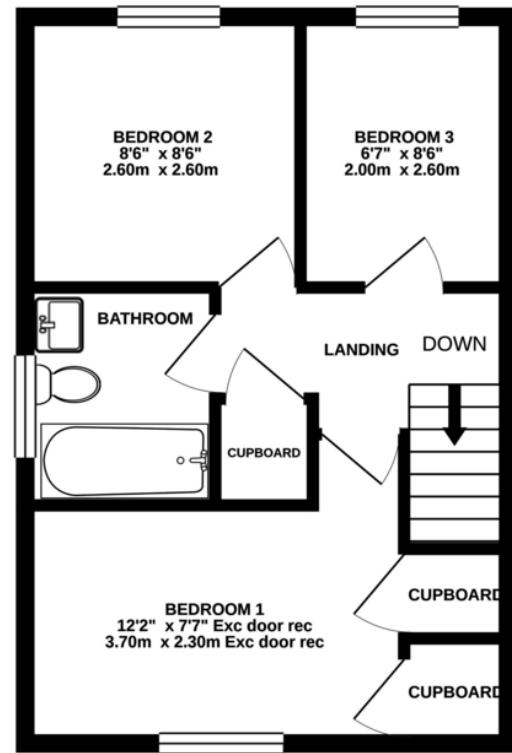
From our office in Broad Street proceed down West Street and, at the junction at the bottom of the hill, turn left into Jacklyns Lane. Go under the railway bridge, up the hill and down the other side. As you reach The Cricketers pub on the left, turn right into Spring Way, and follow the road as it bears right into New Farm Road. Watercress Meadows can be found on the left just after passing Elm Cottage. As you enter the close take the right fork and follow the road towards the end of the close where No.27 will be found on the left hand side.



GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TOTAL FLOOR AREA : 719 sq.ft. (66.8 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 features are approximate only. 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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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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