

  
Hellards



*At home in Alresford*

# Sherwood, Bridge Road

ALRESFORD, HAMPSHIRE, SO24 9ET

## Asking Price £425,000

- Three Bedroom Semi-Detached House
- 10 Minute Level Walk to the Town Centre
- Nearby Bus Service to Winchester/Alton
- Opportunity for Improvement/Extension
- West-Facing Garden, Garage and Parking
- No Onward Chain

A three bedroom semi-detached house, with an opportunity to update and extend, subject to planning permission. Sherwood has a westerly-facing rear garden, driveway parking and a garage, and is conveniently located just ten minutes' walk from the town centre, and with a bus stop nearby. No onward chain.

The property is approached from the driveway, with the front door opening to the entrance hall, from where stairs go up the first floor. There is an understairs cupboard. To the left is the kitchen, which has a range of kitchen units and drawers, worktops and tiling above. A door opens to a covered lean-to outside. From the entrance hall a door opens to the spacious living room, which has a fireplace and sliding doors opening to the garden.

At the top of the stairs on the landing is an airing cupboard housing the hot water tank. The main double bedroom has a fitted double wardrobe and an additional built-in wardrobe. Bedroom two is also a double bedroom with a built-in wardrobe. The third bedroom has dual aspect windows and a modern wall-mounted boiler.





The bathroom has a modern white suite comprising a bath, corner shower enclosure, a pedestal wash hand basin and WC.

Outside, there is an integral garage with access from the driveway. A door/gate to the side of the house opens into a covered lean-to, which leads through to the pretty rear garden, where there is a paved seating terrace and steps up to a lawn with flower/shrub borders to either side.

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 all mains services are connected.

### **LOCAL AUTHORITY INFORMATION**

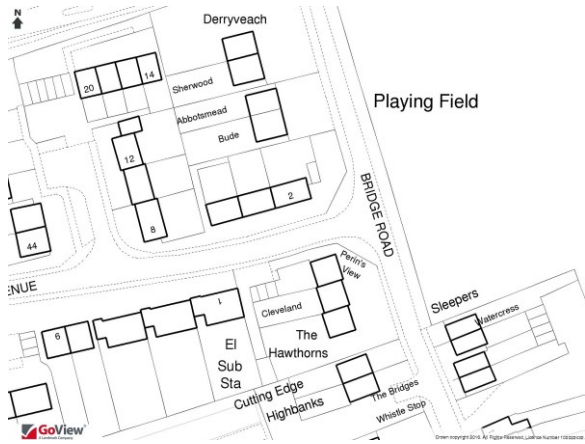
Winchester City Council

Council Tax Band: D

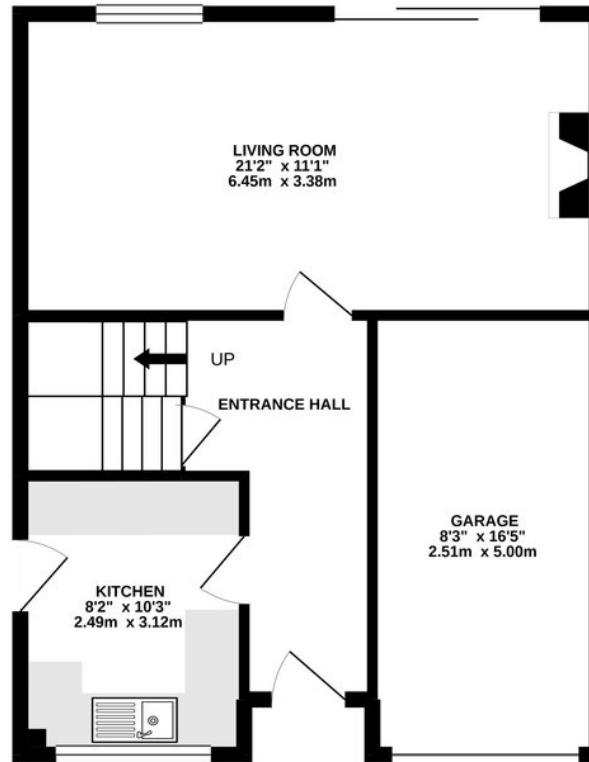
### **DIRECTIONS**

From the centre of Alresford, follow West Street to the bottom of the hill, and then up the other side into Pound Hill and The Avenue, going in the direction of Winchester. After the fire station and school, take the first turning on the left into Bridge Road. Sherwood is the third house on the right hand side.

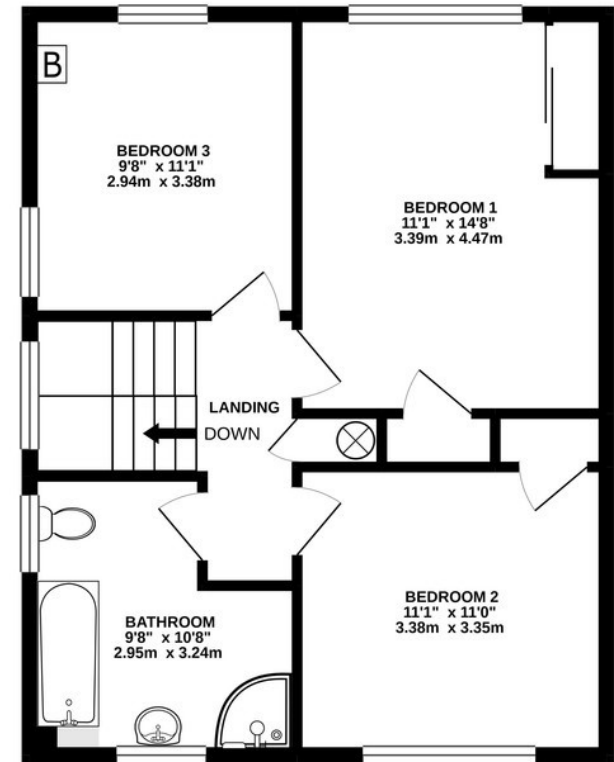




**GROUND FLOOR**  
560 sq.ft. (52.1 sq.m.) approx.



**1ST FLOOR**  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
82	62
EU Directive 2002/91/EC	
England, Scotland & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
79	54
EU Directive 2002/91/EC	
England, Scotland & Wales	

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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.

