

  
Hellards



*At home in Alresford*



# 29 Mitford Road

ALRESFORD, HAMPSHIRE, SO24 9HY

## Asking Price £379,950

- Spacious Three Bedroom Family House
- Sitting Room
- Dining Room with a Door through to a Lean To
- Kitchen and Utility Room Side Access
- Bathroom and Separate WC
- Gardens and Off Road Parking

A spacious end of terrace family house with parking to the front, space to the side, situated close to a local shop and bus routes, the house is within walking distance of schools and the town centre. The property further accommodation comprises of sitting room, dining room, kitchen, utility room, bathroom, separate WC, gardens and off road parking.

The property is approached from the road with a path and driveway leading to the front door, which opens to an entrance hall, from where stairs lead up to the first floor. From the hall, a door opens to the sitting room, which has a fireplace and door through to the dining room with a further door opening to a lean to conservatory. The hallway leads through to the kitchen which opens up to a utility room with front and rear doors to the front and rear gardens.

Upstairs, is the first floor landing, The main bedroom is at the front of the property and has built-in wardrobes. The second bedroom is to the rear of the property, whilst the third bedroom has a window overlooking the front garden. There is a bathroom and separate WC.







Outside, there is a small front garden, with a parking area. A door opens to the utility room, which is divided into sections. The part of the garden to the side of the house offers plenty of scope, in our opinion, to build an extension (subject to the usual planning). The utility leads through to the rear garden, which is long and is laid to lawn.

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

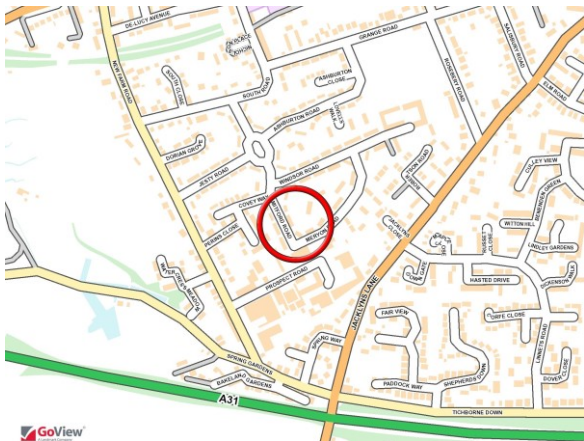
Winchester City Council

Council Tax Band: C

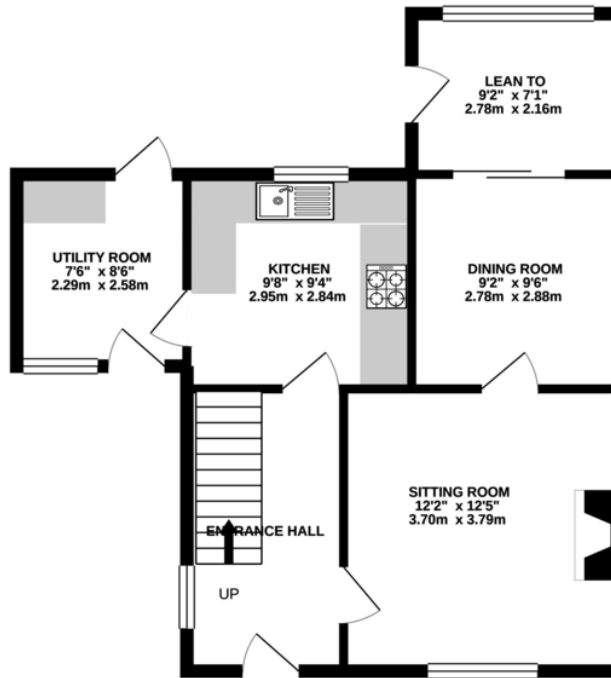
### DIRECTIONS

From the centre of Alresford proceed west along The Avenue in the direction of Winchester. Take the first turning on the left onto Bridge Road, following it around the bend onto South Road. Then turn left onto Mitford Road, continue straight over the roundabout, past the shop and No.29 can be found shortly after on the left hand side.

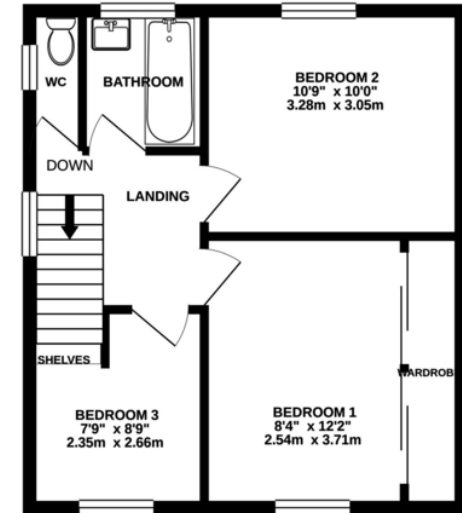




**GROUND FLOOR**  
539 sq.ft. (50.1 sq.m.) approx.



**1ST FLOOR**  
417 sq.ft. (38.8 sq.m.) approx.



**TOTAL FLOOR AREA : 957 sq.ft. (88.9 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.epc4u.com			

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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.

