

  
Hellards



*At home in Alresford*

# 5 Bramble Hill

ALRESFORD, HAMPSHIRE, SO24 9JY

## Asking Price £465,000

- Immaculately Presented Bungalow
- Quiet Cul-de-Sac Location
- Good Access to the Town Centre
- Two Double Bedrooms
- Attractive Garden, Parking and Garage
- No Onward Chain

An immaculately presented bungalow located at the end of a popular and quiet cul-de-sac, conveniently located for the town centre. The accommodation comprises a living room, fitted kitchen, two double bedrooms and a bathroom. There is driveway parking, a detached garage and an attractive garden, with easy access via a gate in the rear fence to Jacklyns Lane for bus routes to the town centre, Winchester, Alton and Petersfield. The property is being sold with the benefit of no onward chain.

The bungalow is approached via a path from the driveway to the front door, which opens to the entrance hall, where there is a coats cupboard and a loft access hatch - the loft is not boarded. There are two double bedrooms at the front of the property, the larger of which has built-in wardrobes. The kitchen has been re-fitted with a range of modern units and drawers, with wood-effect worktops, a breakfast bar and a stainless steel sink. Built-in appliances include a built-in oven, an induction hob with extractor hood above, a built-in fridge and separate freezer, and a dishwasher. There is a modern gas boiler and a door to the garden. The spacious living room has French doors to the garden.





The bathroom features a white suite comprising a bath, a separate shower enclosure, pedestal wash hand basin, a WC and heated towel rail.

Outside, there is driveway parking leading to the garage, which has an up-and-over door and personal door to the rear. A gate leads to the attractive rear garden, which has a paved terrace adjoining the rear of the bungalow, a lawn and flower/shrub borders. There is close board fencing to the rear boundary, with a gate to Jacklyns Lane.

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.

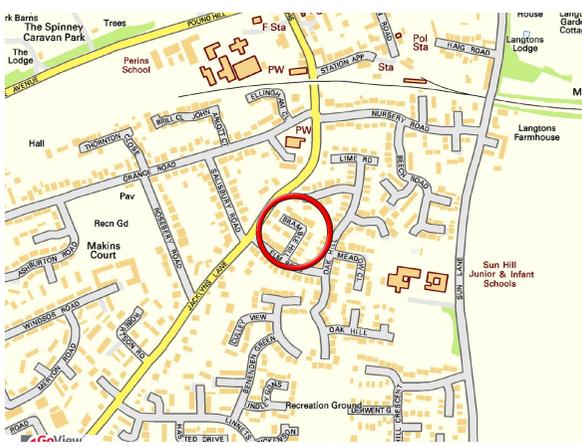


### SERVICES

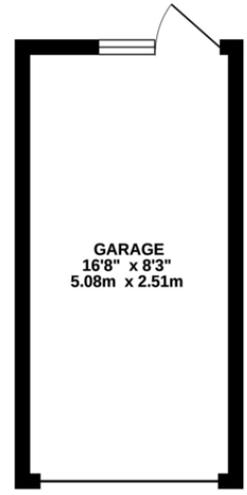
We understand that all mains services are connected.

### LOCAL AUTHORITY INFORMATION

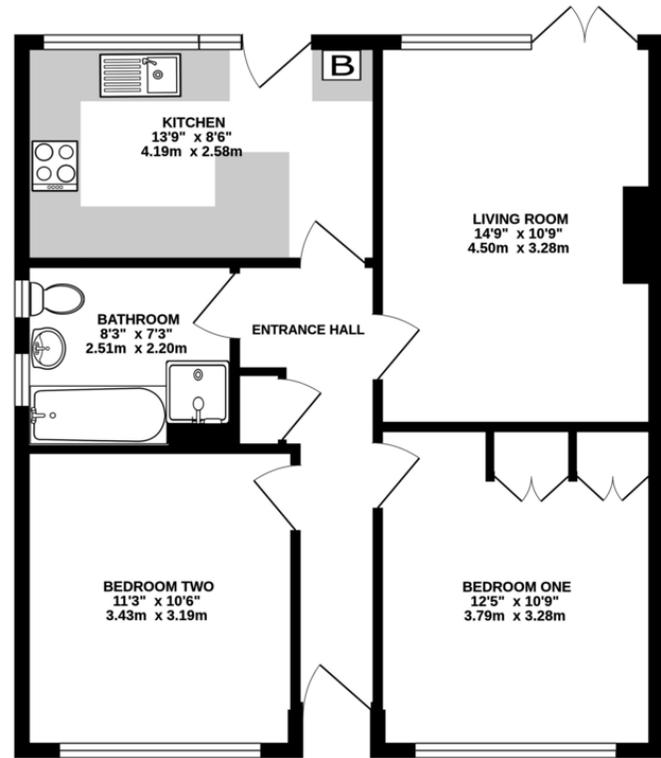
Winchester City Council  
Council Tax Band: D



GARAGE  
137 sq.ft. (12.6 sq.m.) approx.



GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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		

### DIRECTIONS

From our office in the centre of the town head down West Street (in the direction of Winchester). At the bottom of the hill, turn left into Jacklyns Lane. Proceed along going under the bridge, up the hill and, at the brow of the hill, turn left into Elm Road. Bramble Hill is the first road on the left. Bear left and No. 5 will be found facing you at the end.

**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR**

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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.

