



1 Beech Road

Alresford | Hampshire | SO24 9JS

To Let: £1,250pcm

- Three Bedrooms
- Kitchen/Breakfast Room
- Living & Dining Room
- Double Garage
- Study
- Downstairs WC and Utility Room

This end of terrace house, located within walking distance of the popular town of Alresford, has been cleverly extended creating a split level layout, designed to maximise the ground floor space. The property provides a good sized sitting room with adjacent office, and dining area on a lower level. In addition, this property has a fitted kitchen/breakfast room, downstairs WC and utility room, UPVC double glazed windows, 3 good sized bedrooms, and the attic room has a fitted carpet and velux window. Furthermore, the rear garden benefits from both lawn and patio areas which lead on to a substantial double garage.

HALL

Staircase to first floor with coat cupboard under. .

CLOAKROOM

Close-coupled WC suite and hand basin. .

SITTING ROOM

4.85m(15'11") x 3.61m(11'10") French doors leading to garden. Wood flooring. Steps leading down to :-

DINING ROOM

3.91m(12'10") x 3.65m(12'0") UPVC double-glazed windows.

STUDY

4.49m(14'9") x 1.10m(3'7") Wood flooring. Shelves.



KITCHEN

4.17m(13'8") x 2.93m(9'7") Fitted with a range of built-in units incorporating a breakfast bar, plumbing for a dishwasher and built-in hob with oven.

UTILITY ROOM

Plumbing for washing machine. Gas boiler. Ceramic tiled flooring.

FIRST FLOOR

LANDING

Airing cupboard. Stairs leading to attic room.

BEDROOM 1

3.53m(11'7") x 3.04m(10'0") Built-in wardrobe. UPVC double-glazed windows.

BEDROOM 2

3.61m(11'10") x 2.83m(9'3") UPVC double-glazed windows.

BEDROOM 3

2.71m(8'11") x 1.98m(6'6") Built-in wardrobe. UPVC double-glazed windows. Laminate flooring.

BATHROOM

Comprising white suite of panelled bath with mixer taps having separate 'power' shower over bath, close-coupled WC and hand basin. Heated towel rail.

SECOND FLOOR

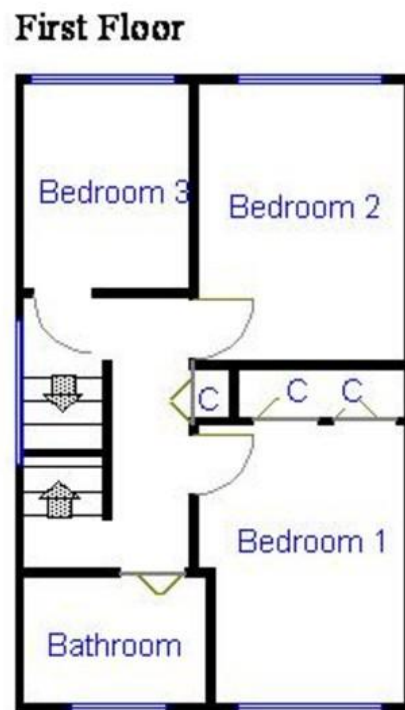
LOFT SPACE

4.83m(15'10") x 3.98m(13'1") Carpet floor covering. Velux loft window.

OUTSIDE

To the front of the property, the front garden has a mixture of lawn and a rockery border with a concrete pathway leading to the front door. The rear garden, which extends to about 22' x 18' is laid mainly to lawn with borders on 2 sides and steps down to a paved area that leads to the DOUBLE GARAGE having up-and-over door, electric light and power together with pedestrian door.





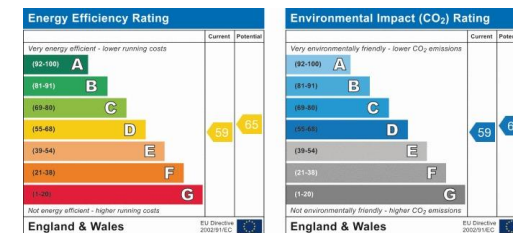
SERVICES

We understand that all mains services are connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council

Council Tax Band : D



DIRECTIONS From the centre of Alresford, proceed down West Street and turn left into Jacklyn's Lane (sign posted to Cheriton). After the old railway bridge, turn left into Nursery Road and, about half way along, turn right into Beech Road. The house is the on the corner of the first turning on the left hand side.