



40 The Dean

Alresford | Hampshire | SO24 9AZ

To Let £965 pcm

- Two Bedrooms
- Convenient Town Centre Location
- Good sized, easily maintained patio garden
- Cosy open plan living area with open fire
- Bathroom with overbath shower
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This cosy two bedroom cottage is set along The Dean in Alresford with its easy access to the town centre and riverside walks. Downstairs there is an open plan living/dining room with open fire a small study area tucked under the stairs; galley kitchen and modern bathroom with shower over the bath. Upstairs there are two bedrooms with built-in wardrobe space and outside there is a good sized, stepped patio area with a large shed to the rear. There is unrestricted on-road parking within the vicinity. Due to the nature of the stairs, this property is not suited to children and would ideally suit either a professional couple or single person.



SITTING ROOM 11' 1" x 10' 4" (3.39m x 3.15m)

DINING ROOM 10' 11" x 9' 9" (3.35m x 2.98m)

BATHROOM 8' 7" x 3' 10" (2.62m x 1.18m)

FIRST FLOOR LANDING

BEDROOM ONE 10' 4" x 9' 5" (3.15m x 2.89m)

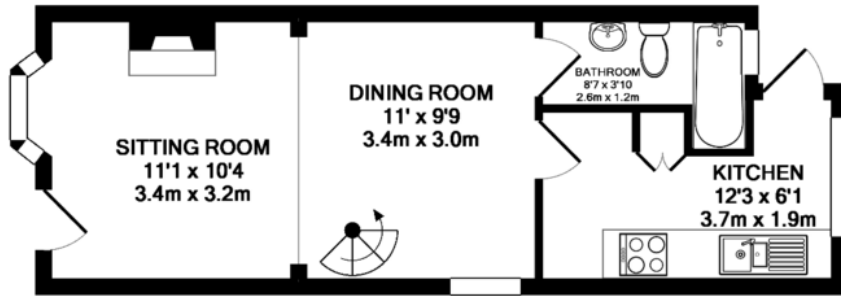
BEDROOM TWO 10' 11" max x 9' 10" max (3.34m x 3.01m)



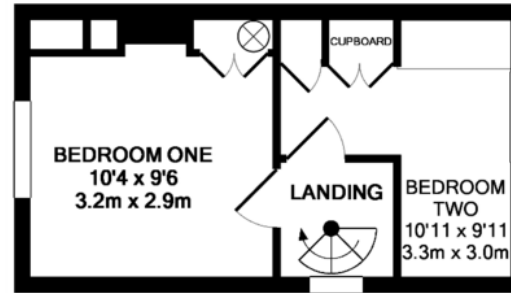
SERVICES We understand that all mains services are connected.

LOCAL AUTHORITY INFORMATION Winchester City Council
Council Tax Band: B





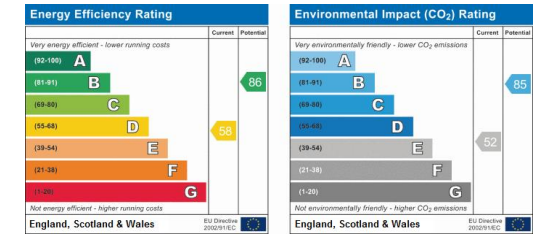
GROUND FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 220 SQ.FT.
(20.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 572 SQ.FT. (53.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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DIRECTIONS From our offices, proceed into West Street to the bottom of the hill and turn right into The Dean. Number 40 will be found about mid-way down on the right hand side