



*At home in Alresford*

# 10 Brill Close

ALRESFORD, HAMPSHIRE, SO24 9FG

**Asking Price £389,950**

- Two Double Bedrooms
- Sitting Room/ Dining Room
- Modern Fitted Kitchen
- Downstairs Cloakroom, Family Bathroom and En Suite
- Enclosed Rear Garden
- Garage and Allocated Parking

A modern two bedroom semi-detached house, situated within a cul de sac of similar properties built by Linden Homes in 2009. This well presented property is situated within walking distance of Alresford Town centre amenities.

The property is approached from the road with the front door opening into the hallway where on the left you will find the modern fitted kitchen, there is a hall cloakroom and to the rear of the property a spacious sitting room /dining room opening out to the rear garden.

Upstairs bedroom one is a good size with a fitted wardrobe and has an en suite with a shower. The second bedroom is also a good size double with fitted wardrobes, and family bathroom.

Outside to the back the garden is split on two levels. there's a patio area, and a storage shed. The gate to the side leads to the garage with driveway parking for two cars in front.





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**

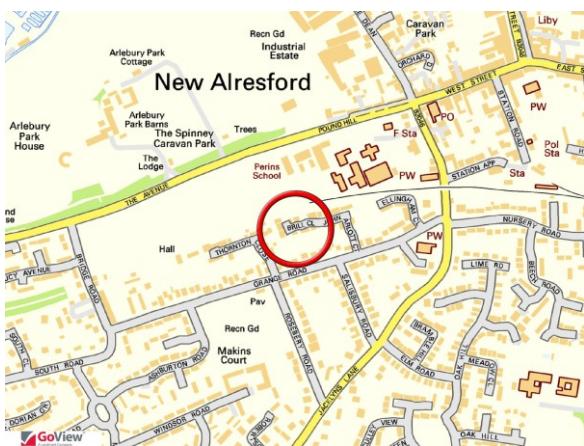
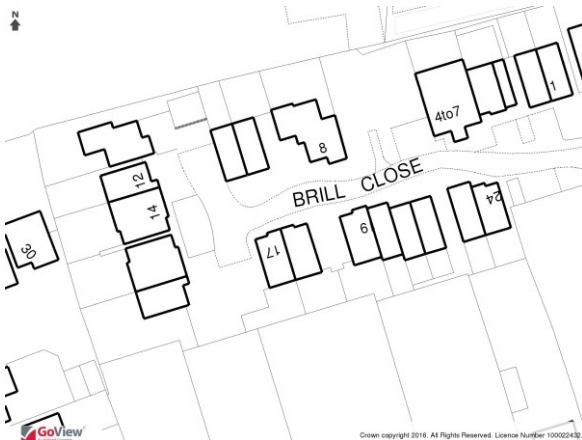
We understand that all mains services are connected.

#### **LOCAL AUTHORITY INFORMATION**

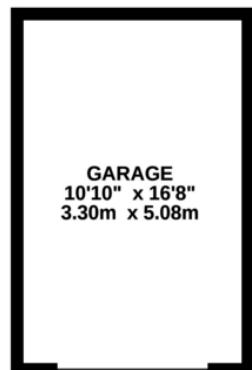
Winchester City Council  
Council Tax Band: C

#### **DIRECTIONS**

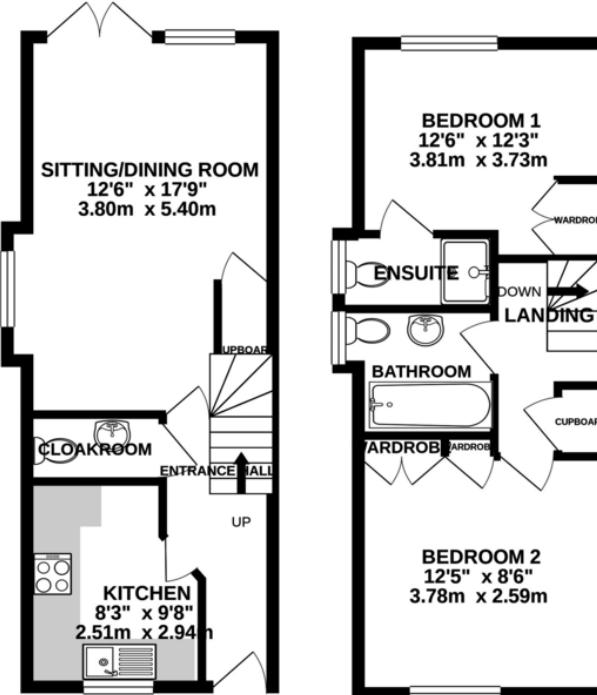
From our office in Broad Street proceed into West Street and follow it down to the junction at the bottom of the hill. Turn left into Jacklyns Lane going under the railway bridge and then turn right into Grange Road. Follow this road up the hill and turn right into John Arlott Court. Follow the road around to the left into Brill Close where No.10 will be found at the bottom right of the Close.



GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(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			
England & Wales	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.

TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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