



ESTATE AGENTS



West Street, Alresford, Hampshire

£1,200 per month

West Street, Alresford, Hampshire

Located on Alresford High Street is this characterful 18th century (c.1750) property which is split over the first and second floor. Refurbished to a high standard.

To the first floor is the entrance hallway with understairs cupboard, cloakroom, bedroom, living room with bay window, office, kitchen/ breakfast room, modern shower room with facilities for electric toothbrush and heated, light-up mirror.

To the second floor is the second bedroom with fitted wardrobe and storage cupboards. Due to the elevation of this room, there are distant views over the roof-tops to the fields high above Old Alresford.

The property benefits from brand new efficient & tested heating, cooker, washing machine, tumble dryer, electrics & lighting. New carpets, paintwork & flooring throughout.

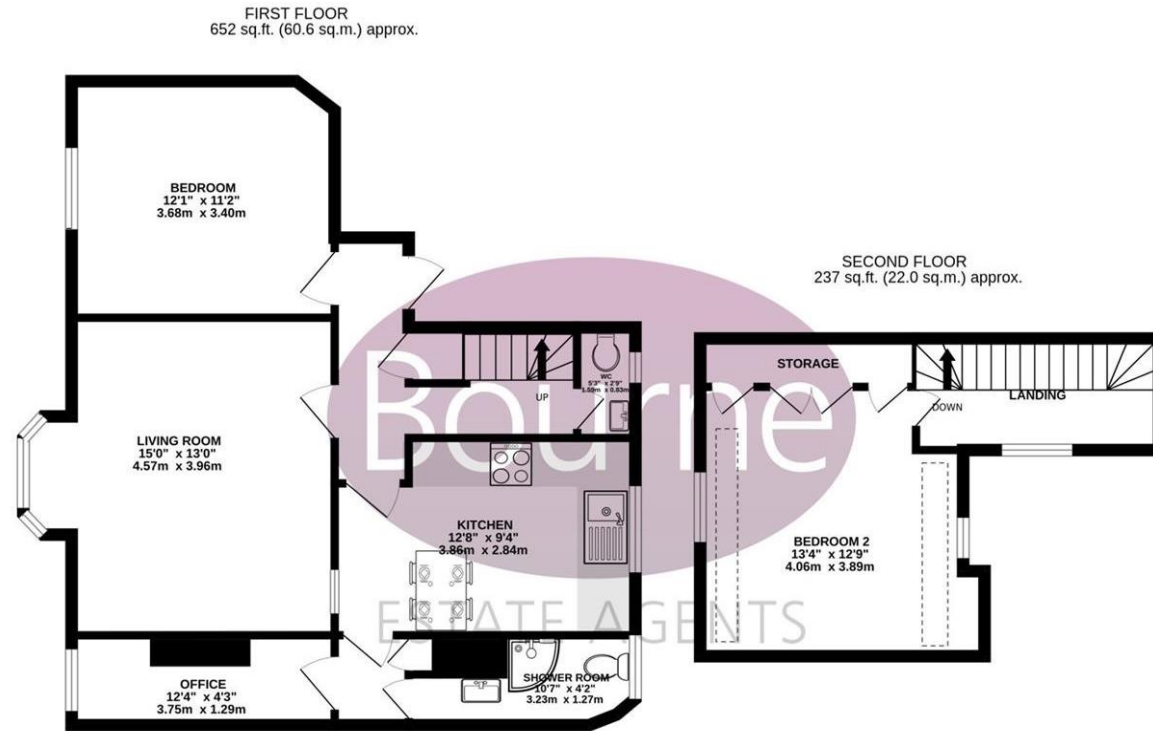
The rooms are quite large, with plenty of cupboard space. Unusually for an old property with fine oak beams, there are good ceiling heights and modern insulation.

Wi-Fi & tv connection throughout.

- Two bedrooms
- Town centre
- Renovated throughout
- Split over first and second floor
- Kitchen/ breakfast room
- Living room with bay window
- Unfurnished
- Available immediately
- Council tax band A
- Initial 12 month term



Floorplan



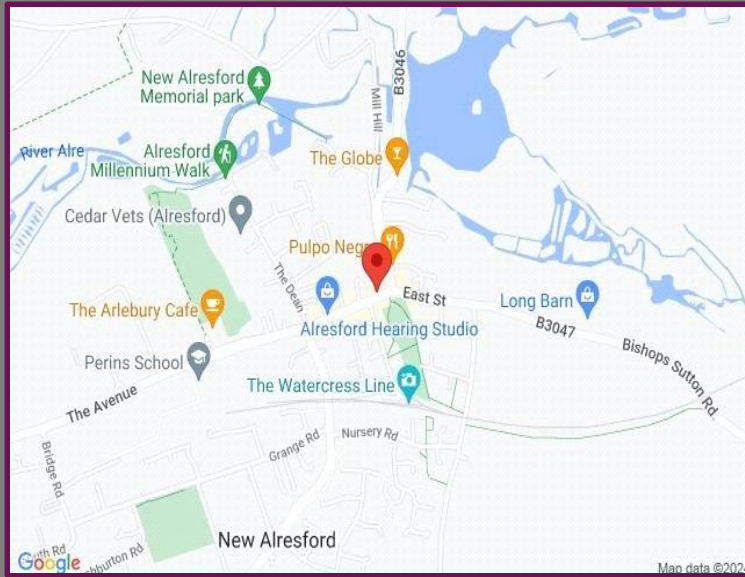
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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