



At home in Alresford

74 Grange Road

ALRESFORD, HAMPSHIRE, SO24 9HF

Asking Price £475,000

- Two Double Bedroom Bungalow
- Sitting Room with Open Fire Place
- Utility / Boot room
- Garage with Electric Door and Inspection Pit
- Walking Distance to the Town Centre
- No Onward Chain

A two double bedroom bungalow which is set back from the road, situated on a popular road within with easy access to Alresford Town Centre.

The bungalow is approached from the driveway, with the front door opening to an entrance hall, where there is space for shoes and coats to be stored. A further door opens to the various rooms. The kitchen room has a range of fitted kitchen units. There are spaces for appliances, including a fridge/freezer, washing machine, dishwasher, oven, gas 5 hob top and an extractor hood. An archway opens up to the dining room with sliding patio doors through to the garden and a door to the inner lobby. The sitting room can be accessed from the entrance hall and the lobby, it has an open fire and a window overlooking the front of the bungalow.

The main bedroom is bright and airy with a window to the front and bedroom two has a window to the back garden; both bedrooms have fitted double wardrobes. The bathroom has a white suite comprising a bath with a shower above, a WC, a vanity unit with a wash hand basin with storage below.

Outside, the front garden is bordered by fencing, and has a driveway with a lawn area to the side. A gate to the side of the





bungalow leads through to the rear garden, which is mainly laid to lawn, featuring a pond with several goldfish and other wildlife. There is also a shed in the back garden along a paved terrace adjoining the rear of the bungalow.

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: D

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. No.74 Grange Road will be found on your right hand side towards the end of the road after the recreation green.



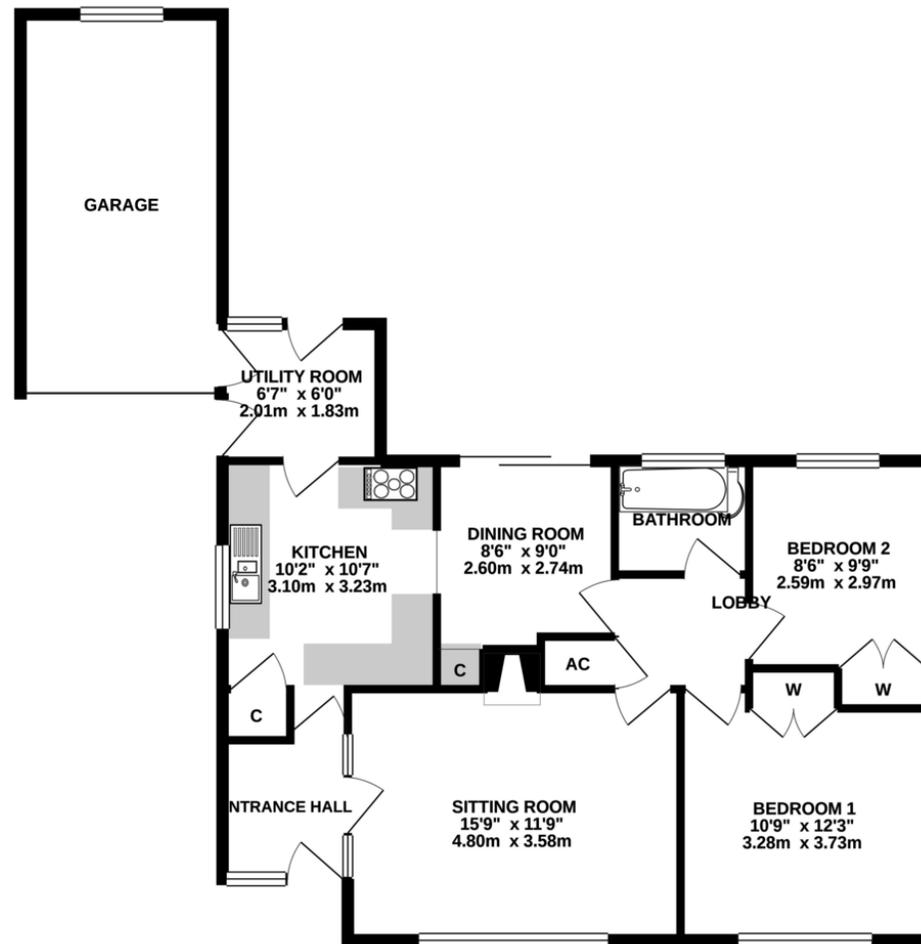


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPCA.UK			

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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.

GROUND FLOOR
 971 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.3 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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