



At home in Alresford

Snowdrop Cottage, Marshalls Yard

ALRESFORD, SO24 9JJ

£1,400 pcm

- Newly Built
- Two Bedrooms
- Sitting Room
- Kitchen / Dining Room
- Two En-suites
- Allocated Parking Space

A beautifully presented home in the heart of Alresford. This newly built house has a naturally well-lit sitting room with wood flooring and patio doors onto the front garden. The kitchen / dining room has a range of modern fitted units with integrated appliances. Upstairs, bedroom one has fitted wardrobes, and an en-suite with shower over the bath. Bedroom two also has an en-suite with generous sized shower cubicle. To the front is an allocated parking space.

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.





SITTING ROOM

15' 0" x 10' 2" (4.59m x 3.12m)

ENTRANCE HALL

KITCHEN/DINER

15' 5" x 12' 5" (4.7m x 3.8m) maximum

CLOAKROOM

BEDROOM 1

10' 4" x 9' 6" (3.16m x 2.9m)

ENSUITE

BEDROOM 2

9' 6" x 8' 10" (2.9m x 2.7m)

ENSUITE

SERVICES

We understand that all mains services are connected

LOCAL AUTHORITY INFORMATION

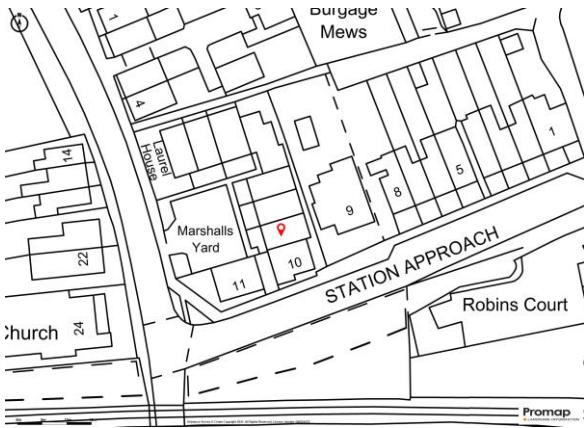
Winchester City Council

Council Tax Band C

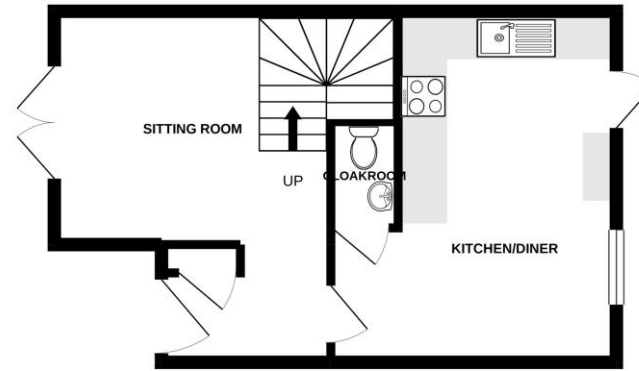


DIRECTIONS

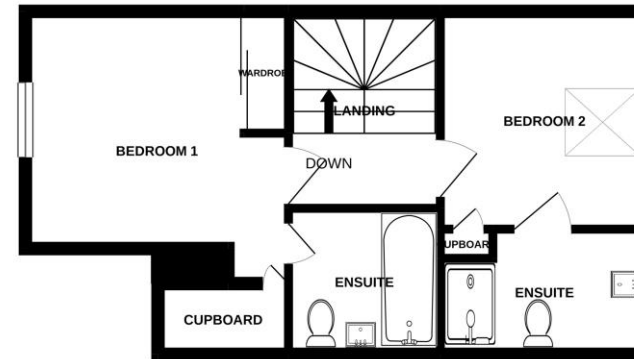
From our office in Broad Street, turn right and then right again down West Street. At the bottom, turn left into Jacklyns Lane and continue along. Marshalls Yard can be found on the left, just before the railway bridge.



GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.


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