


Hellards



At home in Alresford

5 Hankins Court

ALRESFORD, HAMPSHIRE, SO24 9FD

Asking Price £495,000

- Central Location
- Modern Town House
- Sitting Room and Dining Room
- Fitted Kitchen
- Two Bedrooms and Two Bathrooms
- No Forward Chain

A modern Georgian style house located in the centre of the popular market town of Alresford. Built in 2007 to a high specification, this beautiful property mixes elegance and classic proportions with all the convenience required for modern living. The accommodation comprises a fitted kitchen, cloakroom, sitting room and dining room, two double bedrooms and two en-suites. There is a pretty garden with steps up to a carport behind. No Forward Chain.

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 just a few miles away and there is easy access to the south coast, the midlands and London via the road network. There is mainline rail access to London from Winchester and Alton. Southampton airport is only half an hour away by car.





ENTRANCE HALL

CLOAKROOM

SITTING ROOM

14' 4" x 11' 8" (4.37m x 3.57m)

DINING ROOM

12' 2" x 11' 2" (3.71m x 3.41m)

KITCHEN

9' 11" x 7' 4" (3.03m x 2.26m)

BEDROOM ONE

13' 10" x 9' 2" (4.22m x 2.80m)

ENSUITE

7' 6" x 5' 7" (2.29m x 1.72m)

BEDROOM TWO

11' 7" x 11' 4" (3.54m x 3.47m)

ENSUITE

9' 8" x 5' 4" (2.95m x 1.65m)

OUTSIDE

To the front of the property is a small gravel path with small iron railed wall fronting the boundary. To the rear there is a flag stone patio which leads into a path around the sides of the lawned area. A wooden shed stands in one corner while in the opposite corner steps lead to the rear driveway and the undercover carport.

SERVICES

We understand that all main services are connected to the property.

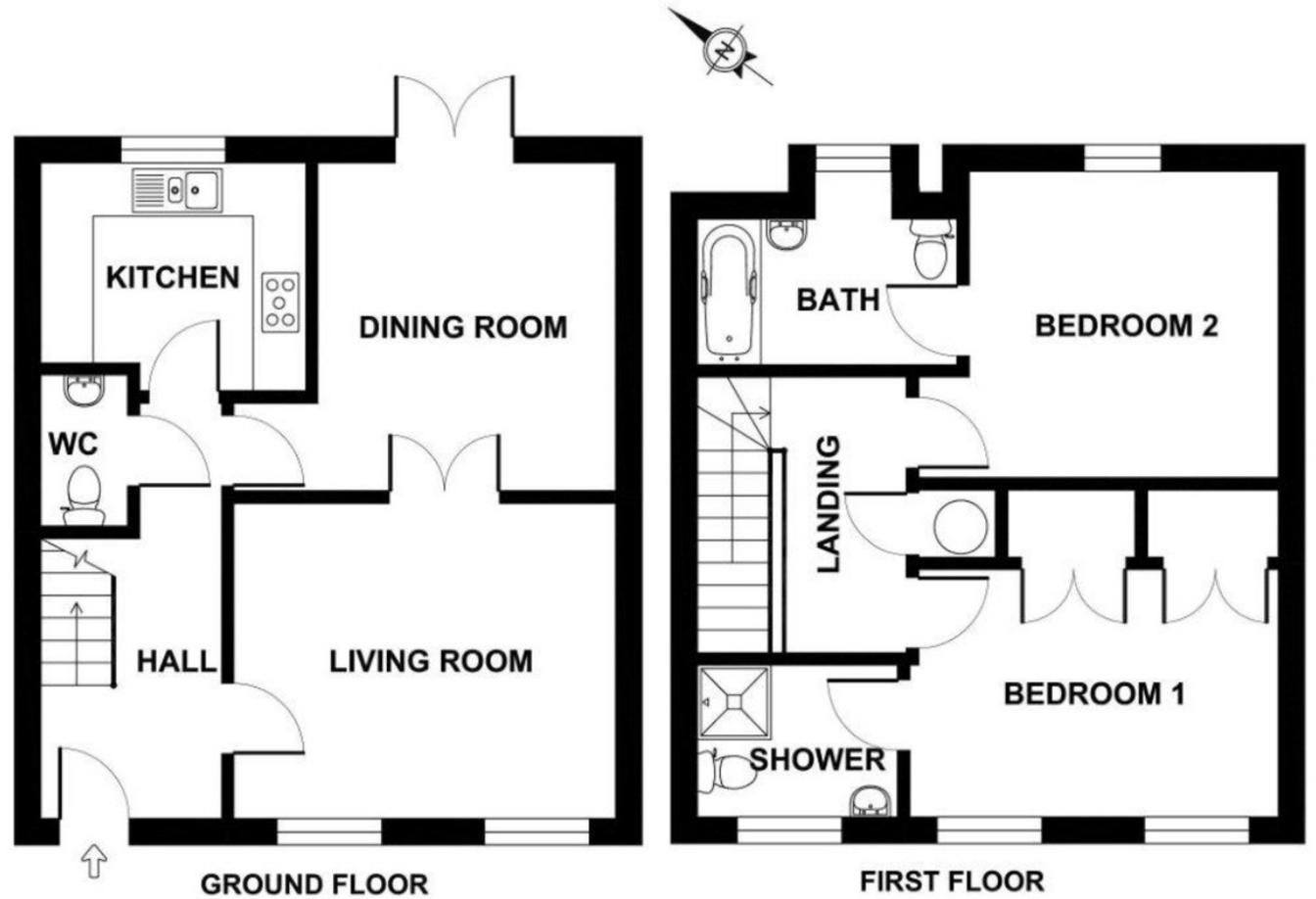
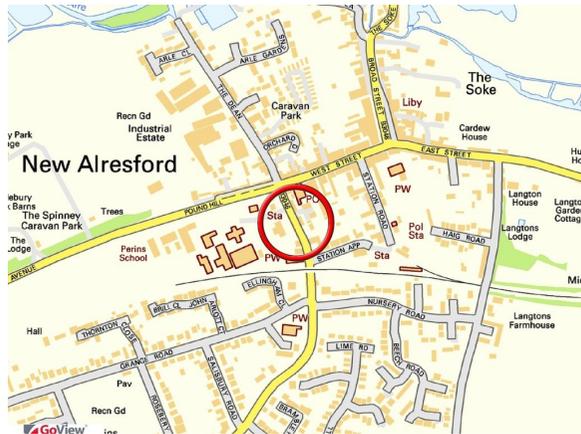
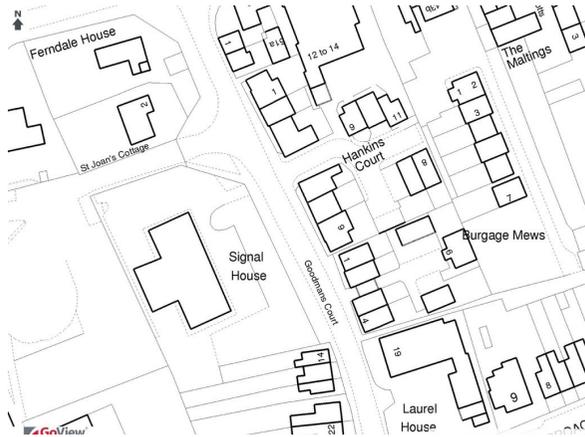
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: C



DIRECTIONS

From our office in Broad Street, head towards Winchester, At the bottom of West Street turn left into Jacklyns lane and the property is about 150 yards on left with 2 pillars and a red door.



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1033 SQ FT / 96 SQ M

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		91
(81 to 91) B		
(69 to 80) C	79 	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 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.

