Hellards



At home in Hinton Ampner

1 Primrose Cottages

ALRESFORD, HAMPSHIRE, SO24 0JY

Asking Rent £ 1,700 PCM

- Energy Performance Rating Exempt
- Holding Deposit £392.30
- Deposit £1,961.50
- Council Tax Band D
- Three Bedrooms
- Kitchen / Breakfast Room
- Sitting Room
- Garden
- Off Road Parking



A well presented semi-detached cottage with views over surrounding countryside.











This pretty cottage has an entrance lobby, with a door through to the ground floor bathroom. This comprises of a white suite, with a shower over the bath. From the lobby, there is als a door through to the kitchen / breakfast room. The kitchen has been newly fitted with a range of gloss white units and wooden worktop. From the kitchen, there is a door through to the sitting room, which overlooks the garden. Upstairs, there are three bedrooms.

Outside, there is a good-sized garden, and off road parking to the rear.

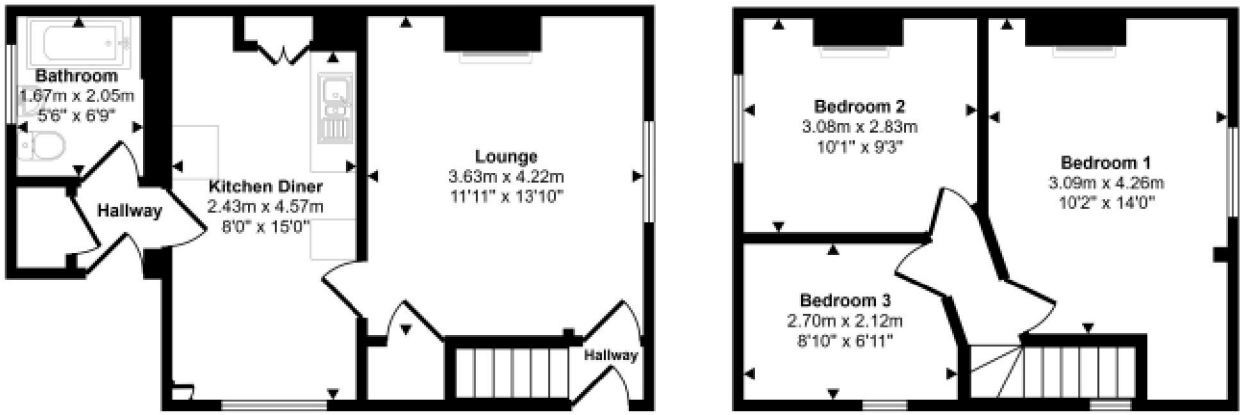
Ultrafast broadband is available (source:Ofcom). A mobile signal is likely from EE and Three, but limited from O2 and Vodafone.

There is mains electric to the property, mains water and private drainage.





Approx Gross Internal Area
70 sq m / 753 sq ft



Ground Floor
Approx 38 sq m / 411 sq ft

First Floor
Approx 32 sq m / 341 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

From our Office in Broad Street, turn right, and then right again at the top of the road. At the bottom of West Street, turn left up Jacklyns Lane. Continue along and through Cheriton. Turn left at the crossroads onto Petersfield Road. After a short while, turn left onto Broad Lane (opposite the turn to Hinton Hill). The cottage can be found on the right hand side.

EPC Exempt

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR
01962 736333
lettings@hellards.co.uk | hellards.co.uk

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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