



At home in Alresford

2 Park Mount, Pound Hill

ALRESFORD, HAMPSHIRE, SO24 9BZ

Guide Price £595,000

- Semi Detached Town House
- Accommodation On Three Levels
- Ground Floor Bedroom with Ensuite & Two Further Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Side Access to Patio area & South Westerly Facing Rear Garden
- Integral Garage and Off Road Parking

A semi-detached townhouse conveniently located just a few minutes walk from the local shops in the centre of Alresford. Set over three floors, this modern property offers a generous amount of versatile space including a ground floor bedroom and bathroom. There is parking, an integral garage and a large L-shaped garden to the rear.

The property is approached via a pathway and driveway and has a solid wooden door and glazed window to the entrance hall, with a door to the garage and another to a ground floor bedroom and an ensuite shower room. On the first floor you will find a kitchen/breakfast room and a sitting room, with a balcony and steps down to the terrace. There are two bedrooms and a family bathroom on the second floor.

A side access leads through to the south westerly facing rear garden, which is mainly laid to lawn and is surrounded by fencing. The garden dog-legs behind No. 3 Park Mount, providing useful extra outdoor 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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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.

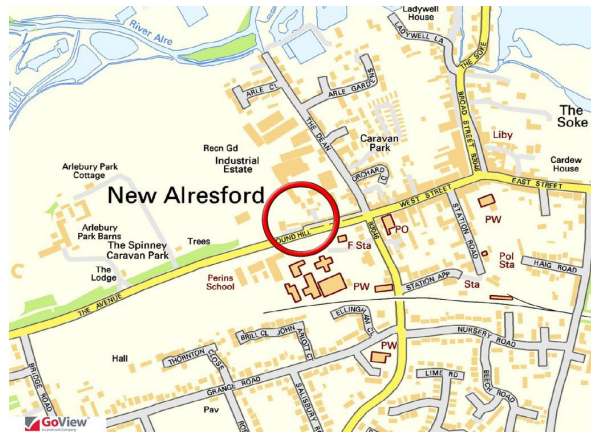
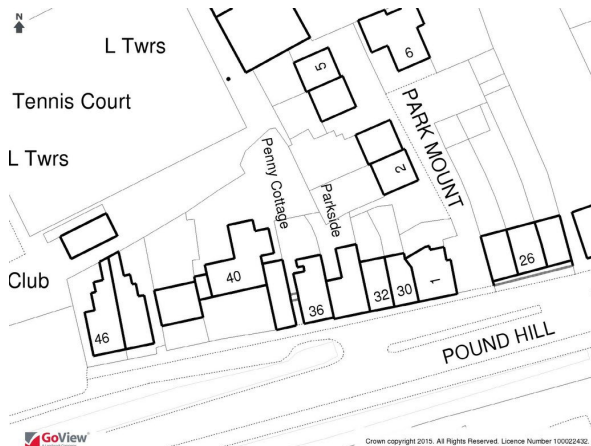


SERVICES

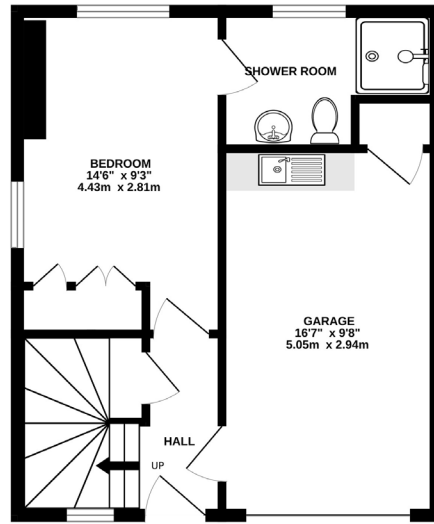
We understand that mains water, gas, electricity and drainage are connected. Gas central heating.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: F



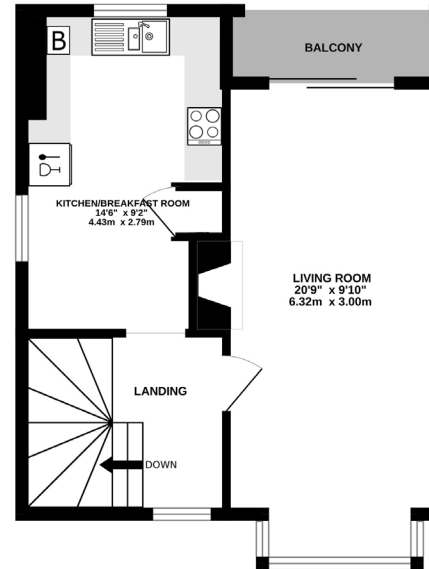
GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



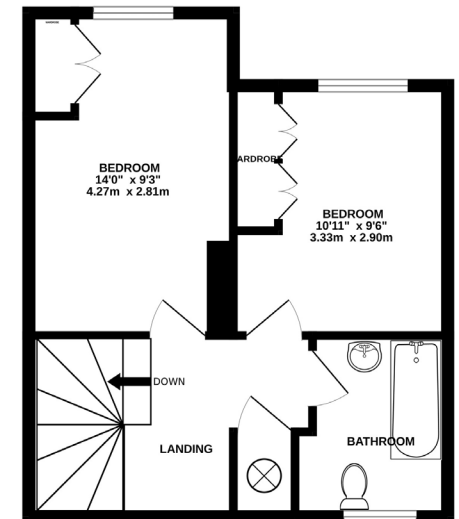
TOTAL FLOOR AREA : 1216 sq.ft. (112.9 sq.m.) approx.

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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1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR
392 sq.ft. (36.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	83
England & Wales		EU Directive 2002/91/EC	

No. 11 Broad Street, Alesford, Hampshire, SO24 9AR
01962 736333
sales@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.

