





Alresford

Price Guide: £325,000

A lovely fresh, modern home that will make a great first home for a young couple or young family as well as having much to offer those looking to downsize - all within walking distance of schools and amenities in the lovely town of Alresford

The Property:

This two-bedroom mid-terrace home sits in a popular residential area of Alresford. Having been refreshed and very well looked after by its' current owners (who purchased it through Prado 5 years ago), the rooms are well-proportioned, contemporary and light - this is one of those exceptional finds where you really can just move straight in and pop the kettle on!



The entrance lobby opens on to the spacious open plan living/dining room where, to the front, there is a feature box window with views over the pretty front garden, while to the back a patio door takes you out into the back garden. The contemporary kitchen sits also open plan off to the left and has a good range of fitted cupboards, a built-in oven and electric hob.



Upstairs the main bedroom is large and light and has two built-in wardrobes whilst the second bedroom is a good size single room and enjoys southerly views across the Hampshire countryside. A re-fitted shower room completes the accommodation.

To the back there is a lovely, enclosed garden with patio area, lawn and plenty of well-established plants & shrubs. The house comes with its own garage in a separate block and there is ample on street parking.





The Location:

Dickenson Walk sits in the heart of the popular residential area of Alresford. A bustling market town, you can enjoy everything a town centre lifestyle has to offer yet with all the trimmings of life in the country.

For day-to-day life you have everything you need from essential amenities to stylish independent shops, a variety of cafés to get your daily flat white and restaurants and pubs to suit all tastes for brunch, lunch & dinner. You really are spoilt for choice and all within a 10–15-minute walk!

For those with younger children excellent nursery, pre-school, primary and secondary education provision are also all within walking distance.

There's plenty of opportunity either on foot or two wheels to enjoy the surrounding stunning Hampshire countryside and if a day on the fairway is your thing, then you'll be pleased to hear Alresford has a popular 18-hole golf course.

To take you further afield, Alresford is well-connected to major roads whether you're looking to head north or south. Winchester is just a 15-minute drive away where there are yet more amenities, shops & leisure opportunities. Bus routes through Alresford provide regular transport to the surrounding villages and towns like Winchester and Alton, whilst for the commuters the 3 mainline stations of Winchester, only a 15-minute drive and Basingstoke, Alton and Petersfield which are both approximately 20 - 25 minutes' drive away connecting you to London in approximately one hour. Last but not least, both Southampton and Bournemouth airport can all be reached in under an hour.

And finally:

Living Room: 4.14m (max) x 3.26 / 13'6" x 10'6"

Dining Room: 2.93m x 2.01m / 9'6" x 6'5"

Kitchen: 2.80m x 2.0m / 9'1" x 6'5"

Bedroom One: 3.47m x 3.17m / 11'4" x 10'4"

Bedroom Two: 3.52m x 2.20m / 11'5" x 7'2"





Would you like to know more? We would love to hear from you. So, pick up the phone or drop us an email and we'll book in a viewing and show you around! Call: **01962 734727** or email: contact@pradoestateagents.com

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

