

**Orchard Road, Alresford
CO7 8DX
Guide Price £285,000 - £300,000
Freehold**

**Town &
Country**
residential sales and lettings





- **THREE DOUBLE BEDROOM SEMI-DETACHED BUNGALOW**
- **22 FT LOUNGE/DINER**
- **17FT KITCHEN/BREAKFAST ROOM**
- **FAMILY BATHROOM**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**
- **MATURE GARDENS**
- **GARAGE & OFF ROAD PARKING**
- **REQUESTED AREA IN THE VILLAGE OF ALRESFORD**
- **WALKING DISTANCE TO STATION AND VILLAGE SHOPS**

WELL LOCATED THREE BEDROOM SEMI DETACHED BUNGALOW JUST A SHORT WALK TO THE STATION AND SHOPS

Accommodation includes a spacious 22ft lounge/diner, 17ft kitchen/breakfast room, three bedrooms and a family bathroom. This sizeable home which requires some light updating, benefits from a mature garden and is well set back from the road.

A garage and driveway offers plenty of off road parking. Situated in the desirable village of Alresford, convenience is on your doorstep with village shops, traditional local pub serving food, take away restaurants and the local train station and bus routes being just a short stroll.

A SUPER BUNGALOW SITUATED IN THE LEAFY VILLAGE OF ALRESFORD



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

LOUNGE

15' 9" x 11' 3" (4.80m x 3.43m)

DINING AREA

10' 5" x 7' 0" (3.17m x 2.13m)

KITCHEN/BREAKFAST ROOM

17' 10" x 11' 9" (5.43m x 3.58m)

BEDROOM ONE

13' 7" x 9' 11" (4.14m x 3.02m)

BEDROOM TWO

10' 0" x 7' 4" (3.05m x 2.23m)

BEDROOM THREE

10' 0" x 7' 4" (3.05m x 2.23m)

EXTERIOR

FRONT

Driveway providing off street parking for several vehicles. Lawn area with planting and shrub borders.

REAR

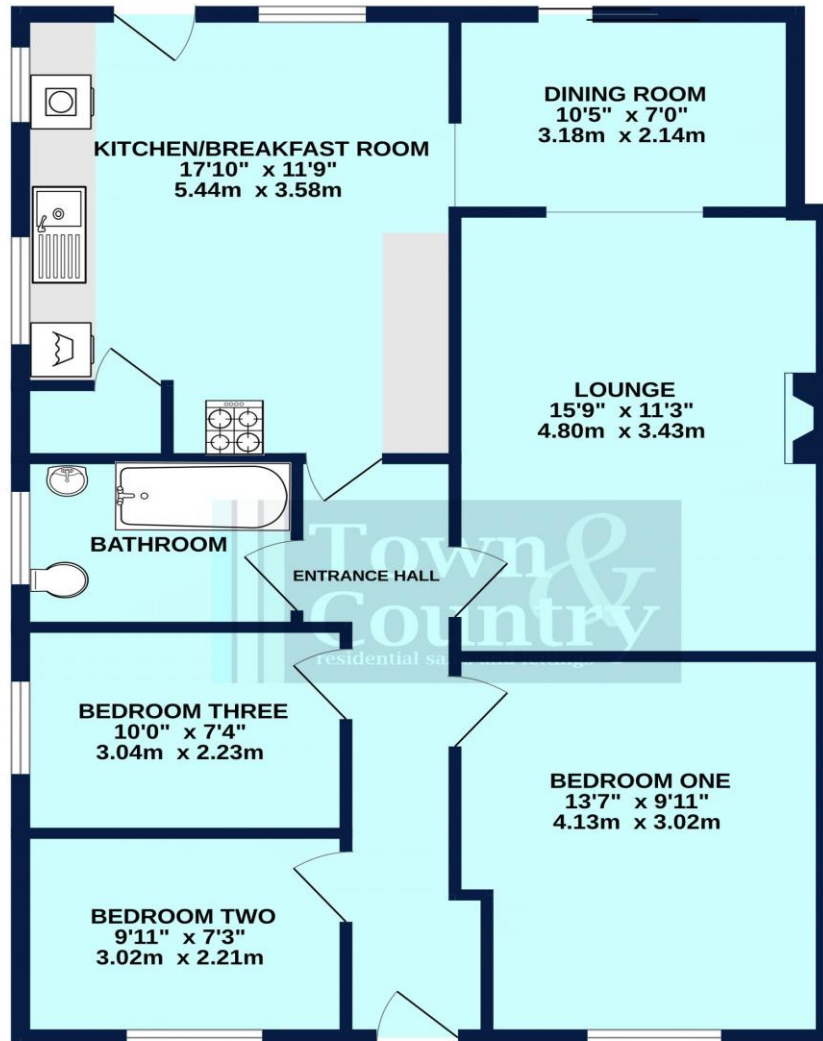
Paved patio with remainder laid to lawn with mature shrub borders.







889 sq.ft. (82.5 sq.m.) approx.



ORCHARD ROAD

TOTAL FLOOR AREA : 889 sq.ft. (82.5 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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