



At home in Alresford

2 Hankins Court

ALRESFORD, HAMPSHIRE, SO24 9FD

£1,200 pcm

- Two Double Bedrooms
- En Suite to Master Bedroom
- Private Garden
- Allocated Parking
- Fitted Kitchen Appliances
- Town Location

A modern Georgian style house located in the centre of the popular market town of Alresford. Built in 2007 to a high specification and improved even further since then, this beautiful property mixes elegance and classic proportions with all the convenience required for modern living. There is a pretty garden and allocated parking to the rear.

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 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.





ENTRANCE HALL

CLOAKROOM

KITCHEN/BREAKFAST ROOM

11' 10" x 8' 6" (3.62m x 2.61m)

LIVING ROOM

16' 4" x 14' 10" (5.00m x 4.54m)

FIRST FLOOR LANDING

BEDROOM ONE

12' 3" x 9' 4" (3.75m x 2.87m)

EN-SUITE

6' 6" x 5' 10" (1.99m x 1.79m)

BEDROOM TWO

11' 10" x 9' 8" (3.61m x 2.96m)

BATHROOM

8' 4" x 6' 3" (2.56m x 1.92m)



SERVICES

We understand that all mains services are connected.

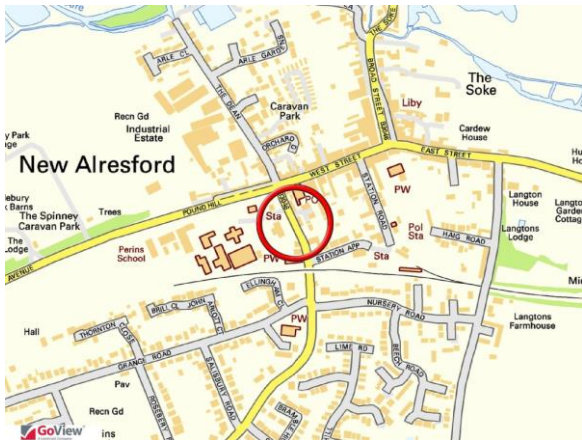
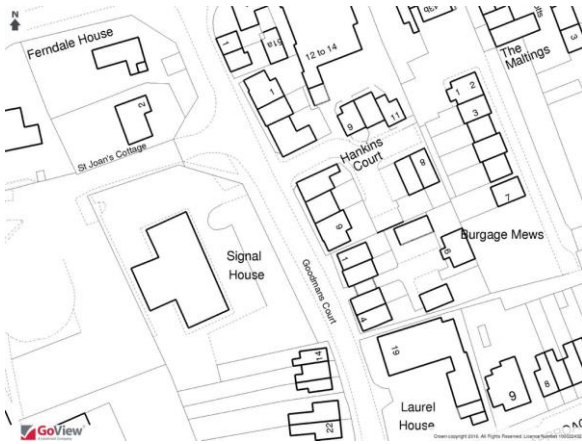
LOCAL AUTHORITY INFORMATION

Winchester City Council

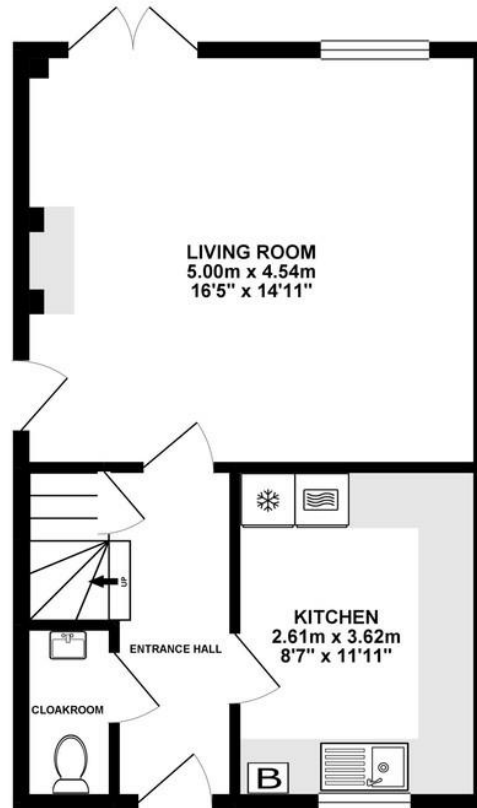
Council Tax Band: C

DIRECTIONS

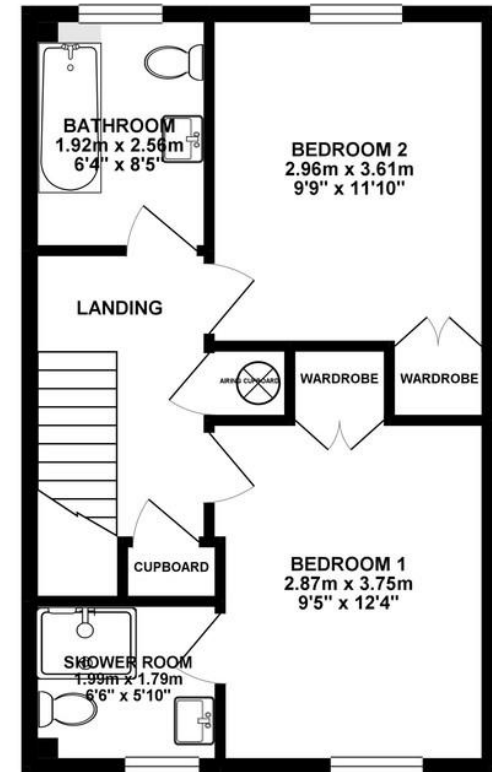
From our Office in Broad Street, turn right onto West Street, and head down to the bottom. Turn left into Jacklyns Lane, where the property can be found on the left, just opposite the School.



GROUND FLOOR 40.94 sq. m.
(440.70 sq. ft.)



1ST FLOOR 40.93 sq. m.
(440.62 sq. ft.)



TOTAL FLOOR AREA : 81.88 sq. m. (881.32 sq. ft.) 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
77	78
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
78	79
England, Scotland & 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.


Hellards