



**19 EAST STREET**

Alresford, Hampshire, SO24 9EQ

**Carter Jonas**

## 19 EAST STREET, ALRESFORD, HAMPSHIRE, SO24 9EQ

### CHARMING TOWN CENTRE PROPERTY

- 3 Bedrooms
- Sitting room
- Kitchen/dining room
- Garden room
- 2 Shower rooms
- Courtyard garden
- Cellar
- No onward chain

#### DESCRIPTION

Fantastic central location for this great Georgian home, having previous uses as mixed commercial and residential. From 1897 through to 1964 the property was Turners cycle shop, before being converted to residential use when the shop relocated to West Street and Station Road. The entrance door opens to the entrance hall, with steps down to the dining room and door through to the sitting room, which spans the front of the property and would have been the original double fronted shop, which retains much of its original character and warmth, with part exposed brickworks and beams. The door then opens through to the inner hall with stairs to the first floor and down to the cellar, and further doors to dining room, utility room/shower room, garden room and kitchen. The kitchen is fitted with a range of wall, base and drawer units and overlooks the courtyard garden. On the first floor there are three bedrooms, further shower room and a range of built in cupboards and eaves storage space.



## OUTSIDE

Outside the rear garden is a courtyard with paving, and raised planted beds and ideal area for entertaining and alfresco dining.

## LOCATION

Alresford is a small market town known for its delightful Georgian centre and pretty surrounding countryside. It has a wide range of facilities including specialist shops, schools for all ages, churches, hotels and restaurants. The Watercress Line, managed by enthusiasts runs from Alresford to Alton. Mainline railway stations to London/ Waterloo are at the Cathedral city of Winchester or Alton. Access to M3 (J6) is 7 miles away.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

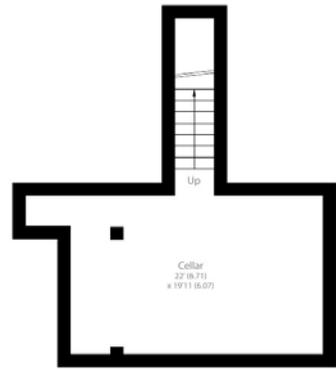
**Services:** Mains water, electricity, gas and drainage. Gas central heating.

**Local Authority:** Winchester City Council. Council Tax Band F.

**Viewing:** Strictly by appointment through the agent.

**Agent's Note:** With thanks to Godfrey Andrews for the photograph.





Cellar



Ground Floor



First Floor

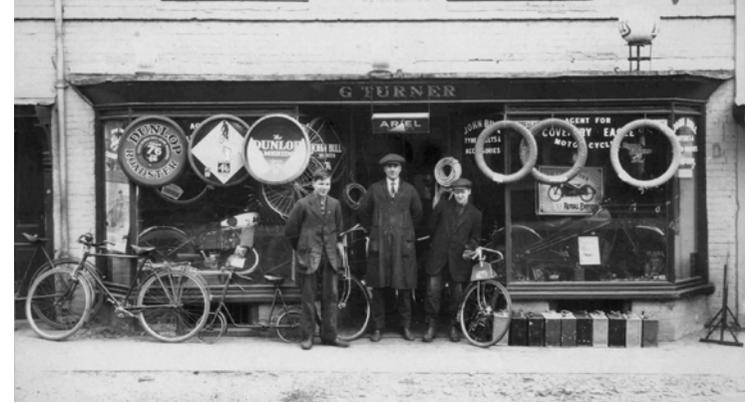
## East Street, Alresford, SO24

Approximate Area = 1792 sq ft / 166.4 sq m

Limited Use Area(s) = 39 sq ft / 3.6 sq m

Total = 1831 sq ft / 170 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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