



**SPRING GARDENS, ALRESFORD, SO24**

£1,450 per month\*

**Carter Jonas**

Recently refurbished Victorian terraced cottage, situated on the outskirts of the sought-after market town of Alresford, enjoying a delightful rural setting.

The accommodation comprises a kitchen/breakfast room, a downstairs WC, and a sitting room featuring an open fireplace. Upstairs offers one double bedroom, one single bedroom, and a modern bathroom.

The property further benefits from generous gardens to both the front and rear.

Residents parking (not allocated)

Council Tax Band - D ( Winchester City Council ). EPC - C

Mains water & electricity, gas central heating.

For Internet and Broadband please check the Ofcom website.

At a rent of £1,450.00 per calendar month: Holding deposit of 1 week's rent £334.00, Security deposit of 5 weeks rent £1,673.00.

- Council Tax Band = D
- Deposit Required = £1673.00
- Long Let
- 2 Bedrooms
- EPC = C

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         | 86        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 69                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |



**Winchester Lettings 01962 876838**

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Classification L2 - Business Data

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