



## 4 BRIDGETS LANE

Martyr Worthy, Winchester, Hampshire, SO21 1AR

TO LET

£1,500 PCM



# 4 Bridgets Lane

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Micheldever 4.1 miles | Winchester 4.4 miles | Alresford 5.8 miles

London Waterloo from Winchester Station – 1 hour

Mileages and times approximate

A rural three bedroom semi-detached brick cottage overlooking farmland.

## THE PROPERTY

Downstairs, the property comprises a kitchen with plumbing for white goods as well as a separate utility room, storage cupboard and a WC. There is a bright sitting room as well as a separate dining room.

Upstairs are three bedrooms and the bathroom.

Outside, the property is surrounded by lawned gardens with views over the fields beyond. There is a garage located nearby.

This property is situated just a short drive from Winchester and with easy access to nearby mains roads and railway networks.

## ADDITIONAL INFORMATION

### Services

Private water and sewerage £30 pcm

Mains Electricity

Oil fired central heating

Full fibre Broadband available (according to Openreach)

Mobile coverage limited (according to Ofcom)

## EPC

E53

## Local Authority

Winchester City Council, band C

## Pets

Pets considered, rent may vary

## Deposit

Holding deposit £346

Total deposit £1,730

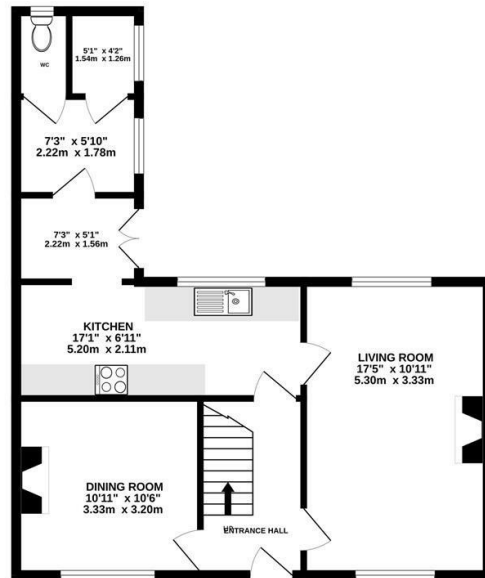
## Directions

Take Junction 9 off the M3 and proceed along the A33 (Old London Road) north towards Basingstoke. Take the B3047 right to Itchen Abbas and Alresford. After 2 miles, opposite a War Memorial, turn left into Bridgets Lane. Go past some offices on your left and after a short distance you will come to some cottages on your right. No 4 is the first house you come to.

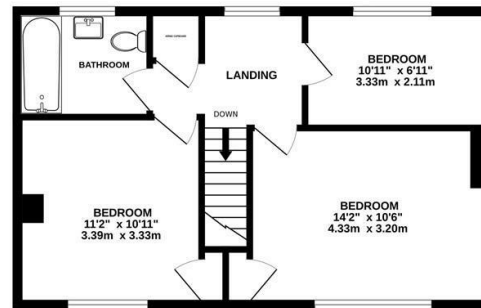
What3words ///openly.hobble.lecturers



GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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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#### IMPORTANT NOTICE

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

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