



St Johns Road, Winchester, Hampshire, SO23 0HQ

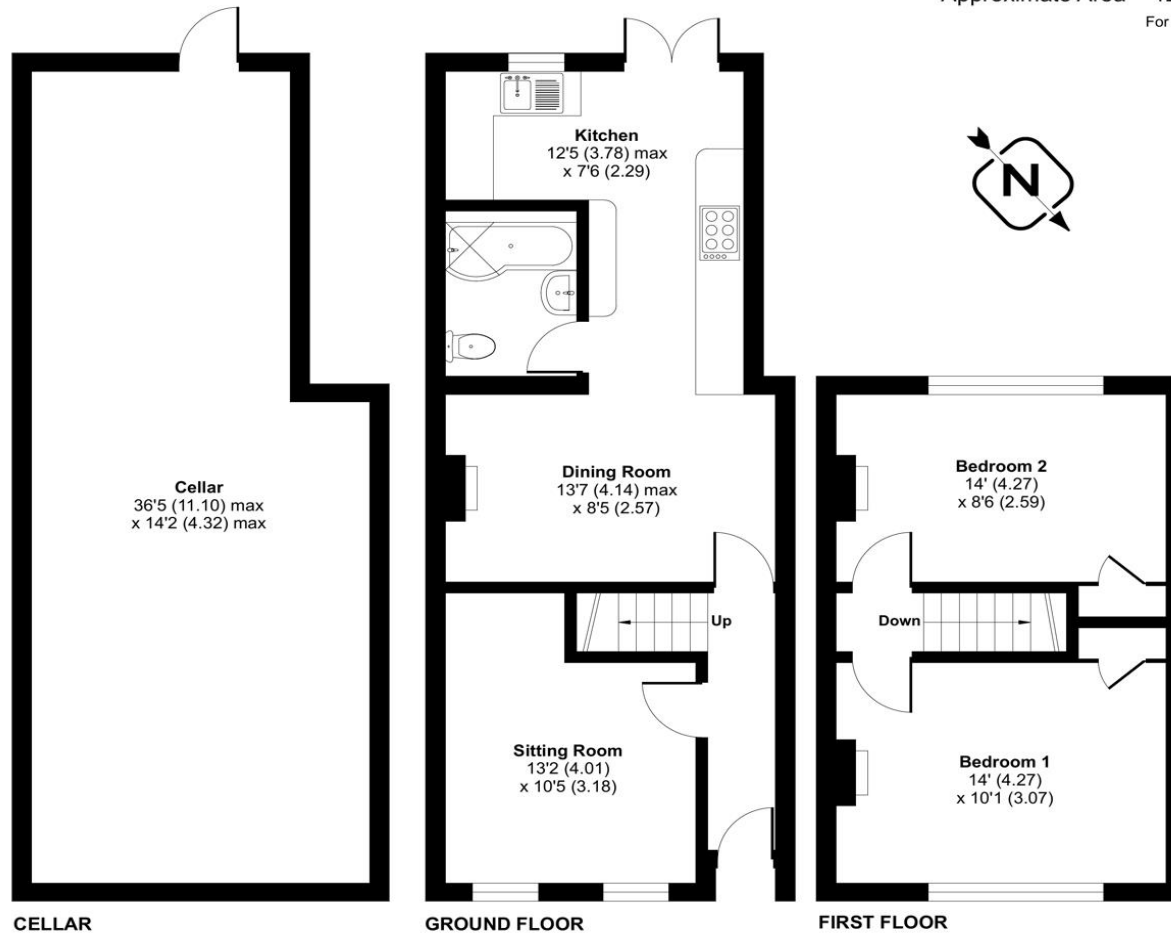


ACCOMMODATION

Nestled within a quiet no through road, this characterful terrace is conveniently situated just a short stroll away from the vibrant centre of Winchester. With the added advantage of being offered with no onward chain, this property presents a unique opportunity for first time buyers or investors looking to add to their portfolio. Boasting two bedrooms, this home not only offers a comfortable living space but also provides the potential for expansion and enhancement, mirroring the improvements seen in neighbouring properties along the same street (subject to the usual consents). The current layout features a welcoming front aspect sitting room that sets the tone for a warm and inviting atmosphere. Adjacent to it, a separate dining room provides an ideal space for entertaining guests or enjoying family meals. The practicality of the home extends to the well-appointed rear aspect galley kitchen and a conveniently placed bathroom contribute to the overall functionality. The first floor is dedicated to two generously sized double bedrooms, offering peaceful retreats for rest and relaxation. Additionally, the property is complemented by a sizable cellar, providing ample storage space. One of the standout features of this charming abode is its long, westerly facing garden. The garden is thoughtfully landscaped with a lush lawn and adorned with a variety of mature shrubs and borders.

Approximate Area = 1264 sq ft / 117.4 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 82 |
| (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 | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1094764



SITUATION

Winchester is an historic and thriving Cathedral City situated approximately 68 miles south west of London and 12 miles north of Southampton. The City benefits from excellent communications with Junction 9 and 10 of the M3 motorway located to the east providing access to London to the north east and Southampton to the south. A regular rail service operates to Waterloo with a fastest journey time of approximately one hour. Along with substantial port facilities in Southampton, Southampton Airport is located 11 miles to the south with easy access off Junction 5 of the M27.



SPECIFICATION

- Characterful terrace on a quiet no-through
- Conveniently located near the centre of Winchester
- No onward chain
- Two generously sized double bedroom
- Cellar
- Allocated parking

LOCAL AUTHORITY

Winchester City Council

GUIDE PRICE

Asking Price £495,000

TENURE

Leasehold

Unexpired Years: 861

Annual Ground Rent: £1.46

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.