



Dyson Drive, Winchester, Hampshire, SO23 7HN

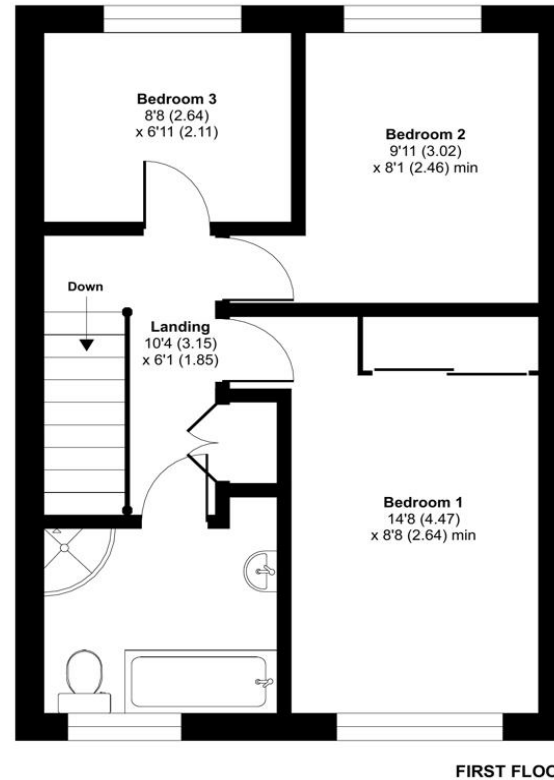
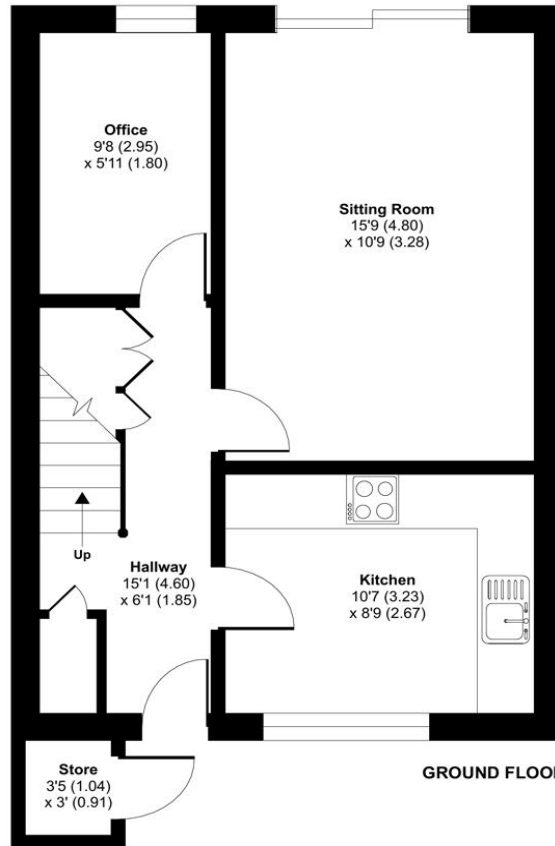


ACCOMMODATION

Offered to the market with no onward chain, this three-bedroom home presents a fantastic opportunity for first-time buyers or investors alike. Situated in the sought-after location of Abbots Barton, within a fifteen-minute walk of Winchester train station with its regular access to London Waterloo, Southampton and Eastleigh. The property enjoys proximity to a vibrant array of restaurants, shops, and bars. Upon entering, the house welcomes you with an entrance hall featuring convenient under-stairs storage and a dedicated study space. The fitted kitchen boasts a range of wall and base units, complemented by essential appliances. The spacious sitting room opens onto a south-westerly facing rear garden, complete with a sun terrace offering a charming shelter, a lawn area, and a practical wood-constructed storage shed. In addition, there is a separate study and a convenient downstairs cloakroom. Upstairs, three well-proportioned bedrooms await, along with a modern family bathroom, making this residence a delightful canvas for crafting your ideal home.



Approximate Area = 872 sq ft / 81 sq m
Outbuilding = 11 sq ft / 1 sq m
Total = 883 sq ft / 82 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	76	
(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). © nlcheom 2023. Produced for Charters Estate Agents Limited. REF: 1059862



SITUATION

Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to a popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally, however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and Southampton's international airport granting air travel for those seeking further destinations. The A34, M3 and M27 are all within easy reach.



SPECIFICATION

- Sought after Abbots Barton location
- Three bedrooms
- Modern family bathroom
- No onward chain
- Study
- Fitted kitchen
- Enclosed rear garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

ASKING PRICE

£390,000

TENURE

Freehold