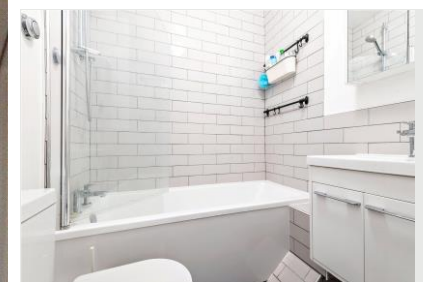




Wharf Hill, Winchester, Hampshire, SO23 9NQ





### **SPECIFICATION**

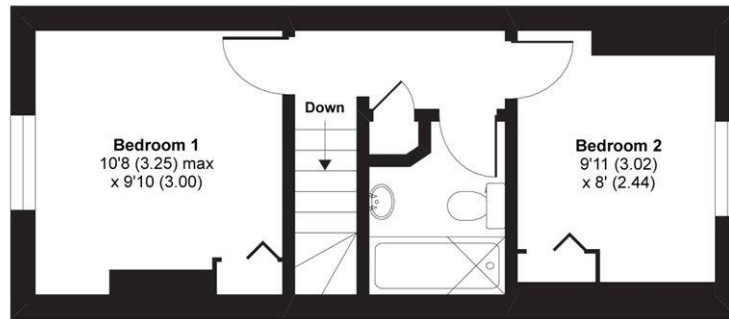
- Two-bedroom character cottage
- Sitting room with fireplace
- Kitchen/dining room
- Rear garden
- Permit Parking
- Unfurnished

### **ACCOMMODATION**

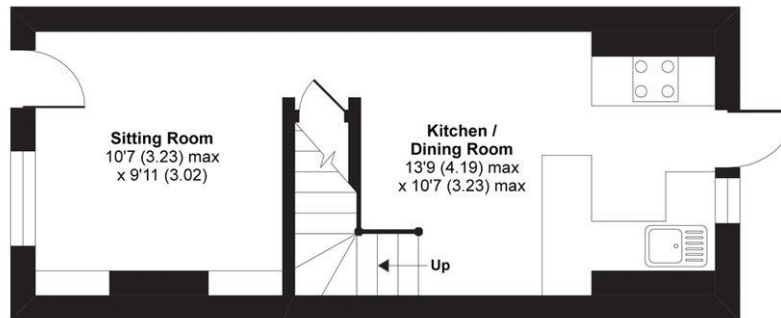
Charming two-bedroom character cottage nestled close to riverside walks and offering fantastic access to Winchester city centre. The property offers a cosy sitting room with fireplace on entry to the house, a quaint open plan kitchen/dining room offering a range of eye and base units with a worksurface over and a door leading to the rear garden. The first floor has two double bedrooms and a family bathroom. The property is also within easy access of some very reputable restaurants, public houses and the new leisure centre. Permit parking can be obtained via Winchester City Council.



MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 586 SQ FT 54.4 SQ METRES



FIRST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### SITUATION

Conveniently located at the edge of the city centre, the house is close to all the attractions and amenities in Winchester and is within walking distance to the beautiful water meadows, River Itchen, St Catherine's Hill and Winchester Cathedral. Winchester is full of history and offers a fine array of boutiques, restaurants, bars and traditional inns. Communications are excellent with the railway station, A34, M3 and M27 within easy reach.

### LOCAL AUTHORITY

Winchester City Council

### GUIDE PRICE

£1,450 per month





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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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