



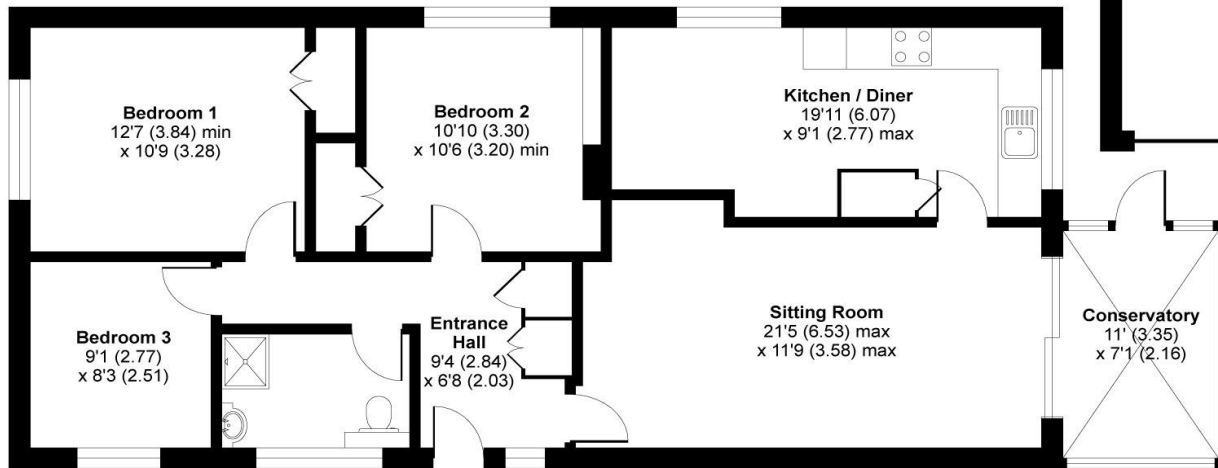
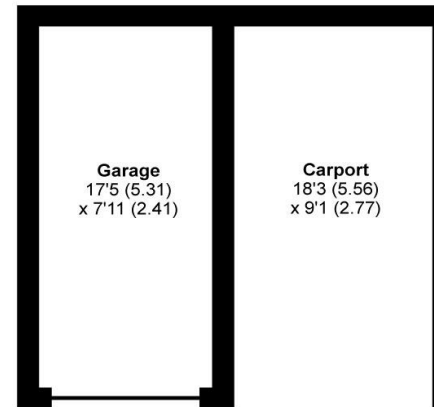


## ACCOMMODATION

Fantastic opportunity to purchase a bungalow within walking distance of local shops at both Harestock and Weeke. The property sits in a nice elevated position providing views to the rear and benefits from parking and a car port. The front door leads into the entrance hall and through to the spacious sitting room with a conservatory leading off. The sitting room is generously proportioned and also allows access to the fully fitted kitchen. There are two double bedrooms located towards the front of the property, both with built-in storage space as well as a further single bedroom, all serviced by the family bathroom. To the front of the property, there is a low-maintenance front garden with artificial grass. The rear garden also has artificial grass as well as a paved patio terrace. The property is in very close proximity to a bus stop, with buses going into Winchester city centre.

Approximate Area = 1182 sq ft / 109.8 sq m  
(Includes Garage / Excludes Carport)

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(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 2020. Produced for Charters. REF: 570539



## SITUATION

Set within the village of Harestock, close to the village of Littleton, only a short drive from the city of Winchester. Harestock offers shops, a church and a primary school. The historic city of Winchester combines the best of both worlds, history and all the latest amenities. The winding streets offer hidden bookshops and boutiques. For those who enjoy the finer things in life there is a wide selection of restaurants, traditional inns, contemporary bars and the renowned Theatre Royal.



**SPECIFICATION**

- Three bedroom bungalow
- Popular location
- Far-reaching views to the rear
- Garage and carport
- Close to local shops and primary school
- No chain

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: D

**GUIDE PRICE**

£400,000

**TENURE**

Freehold