



Lupin Gardens, Winchester, Hampshire, SO22 5AF



ACCOMMODATION

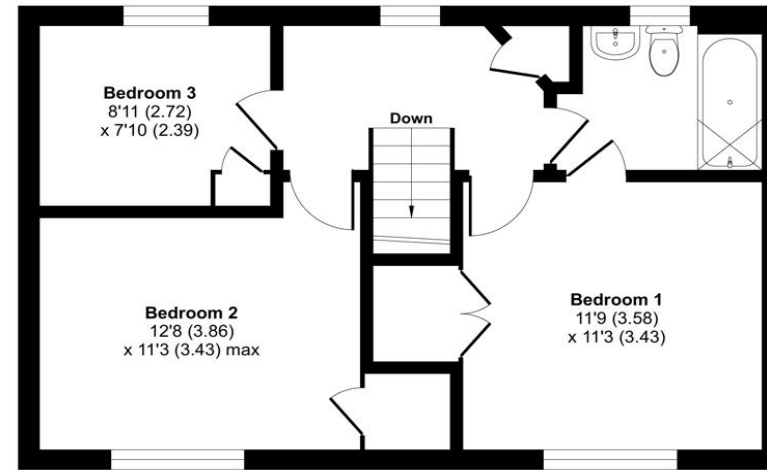
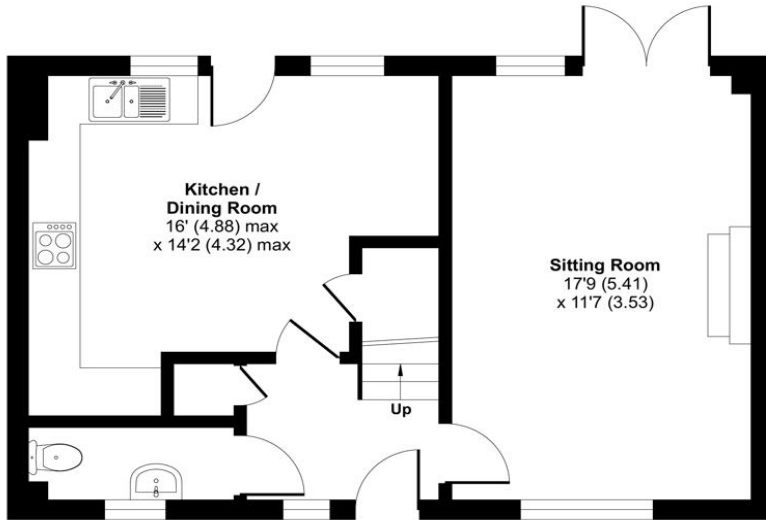
This very well planned double fronted three-bedroom house is in a quiet location off one of Winchester's most popular roads and is within walking distance to the local shop and GP surgery, with countryside walks just around the corner. Inside, the internal walls have all been repainted within the past 18 months. The property provides a formal sitting room to the right with a French door out to the private rear garden. Located on the left of the property is the kitchen/breakfast room with a nice little seating area ideal for reading or morning coffee. There is also a ground-floor cloakroom and welcoming entrance hall with hard-wearing wooden flooring.

The first floor provides three comfortable bedrooms which are serviced by the family 'Jack and Jill' bathroom accessed from the landing and principal bedroom. All three bedrooms benefit from built-in storage. Externally, two allocated parking spaces can be found at the front. To the rear, the garden has a large entertaining terrace, perfect for al fresco socialising. Steps lead up to a lawned area with a handy garden shed.



Approximate Area = 996 sq ft / 92.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	78	
(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: 1081544



SITUATION

Situated on the western outskirts of Winchester and just a short drive to the city centre (approximately 1.5 miles) and railway station (which has a fast rail link to London Waterloo (57 minutes) and walking distance to Waitrose and local shops with fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful Water Meadows. Communications are excellent with the A34, M3 and M27 within easy reach.

The property is within catchment of Weeke Primary School and Henry Beaufort Secondary School. Harestock, Western, King's and Westgate schools are all within approximately 1.5 mile walk of the property, as well as Peter Symonds Sixth Form College.



SPECIFICATION

- Modern terraced house
- Three bedrooms
- Allocated Parking
- Excellent location in Winchester
- Close to Waitrose and local amenities
- Private enclosed garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

£575,000

TENURE

Freehold

AGENTS NOTE

Estate Management Charge: £250 per annum (approx.)

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