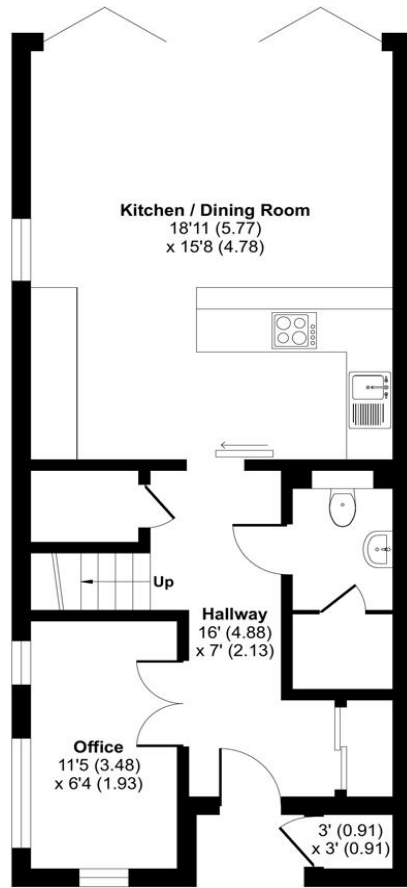




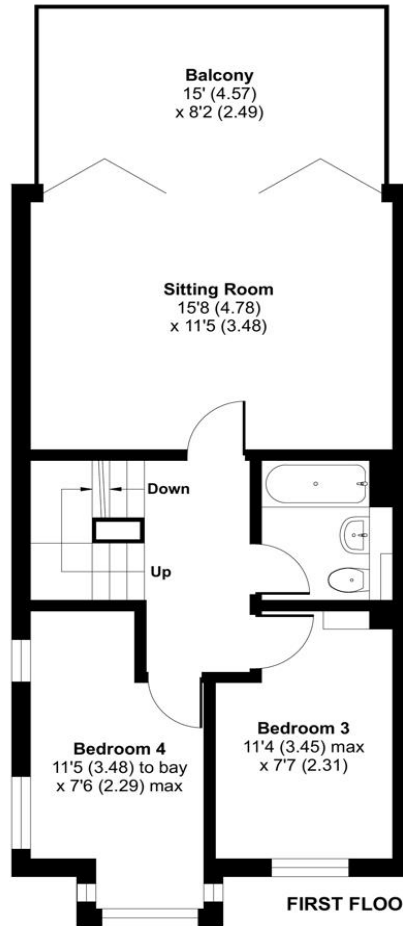


ACCOMMODATION

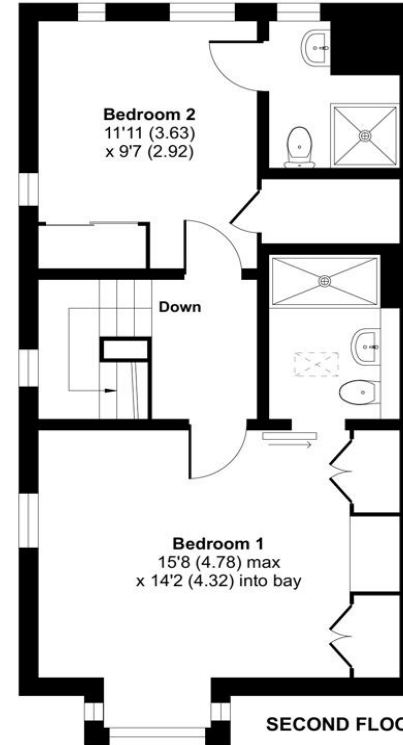
Ideally positioned within central Winchester, this modern four-bedroom, semi-detached house offers a highly versatile interior over three floors. The stylish and contemporary interior is finished to a high specification, combining functionality and style. The ground floor comprises a large entrance hall with a home office, useful cloakroom with utility recess for laundry appliances and an open-plan kitchen/dining room. The sleek kitchen features integrated appliances and the dining area has access to the rear garden through bi-fold doors. Ascending to the first floor you will find a fantastic size sitting room, with bi-fold doors out to a private balcony. This floor also features two bedrooms, and the family bathroom. The top floor houses the two further double bedrooms, both with en-suite facilities and built-in wardrobes. Externally there is a westerly facing enclosed courtyard, with rear gated access. Further benefits include driveway parking to the rear. This property is ideally placed within minutes from the thriving High Street, mainline railway station and historic areas of interest.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1542 sq ft / 143.3 sq m
 Outbuilding = 8 sq ft / 0.7 sq m
 Total = 1550 sq ft / 144 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B	80	
(69-80)	C		
(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). © n'ichecom 2024. Produced for Charters Estate Agents Limited. REF: 1084498



SITUATION

The property is located in the heart of the city, affording enviable walking distance and close proximity to all the city's amenities, parks, leisure facilities and excellent local schools. Winchester is steeped in history, particularly around the Cathedral and College. The thriving city centre has an interesting range of shops, restaurants and cultural amenities including a theatre, cinema and sports centre. For the commuter there is the advantage of excellent access for the M3 and A34, and walking distance of a mainline railway station with fast and regular services with London Waterloo. Connections are excellent as the railway station, M3, A31, A34 and M27 are within easy reach.



SPECIFICATION

- Four comfortable bedrooms
- Three bath/shower rooms
- Sitting room with private balcony
- Open-plan kitchen/dining room
- Integrated appliances
- Driveway parking to the rear
- Central location

LOCAL AUTHORITY

Winchester City Council
Council Tax Band G

GUIDE PRICE

Asking Price £925,000

TENURE

Freehold