





SPECIFICATION

- Two-bedroom terraced home
- Sought-after location
- Stunning interior throughout
- Kitchen/dining room
- Spacious sitting room
- Allocated parking
- Private rear garden
- Offered unfurnished

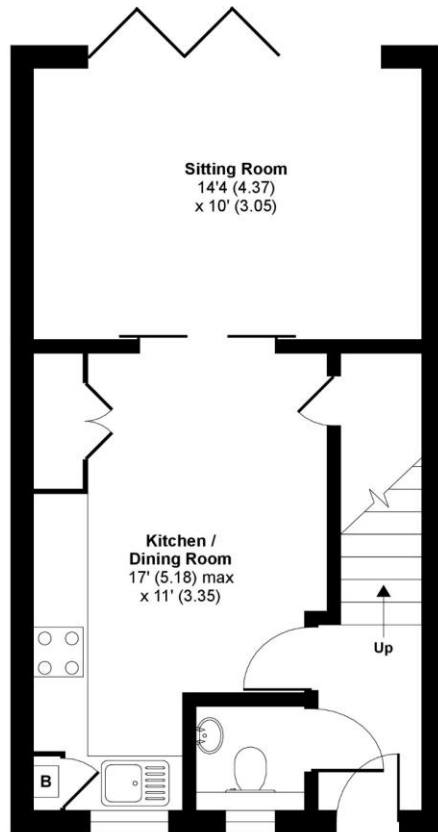
ACCOMMODATION

Contemporary two-bedroom terraced house with a stunning interior throughout and a garden approaching 100ft, set back from Chilbolton Avenue with an established tree lined backdrop, affording a great deal of privacy. The Leicht kitchen/diner has a range of appliances and grey quartz work surfaces. Glass sliding doors lead through to the sitting room which has bi-fold doors accessing the rear garden. Upstairs, the first floor has two double bedrooms, one with an en-suite shower room and the other with an en-suite bathroom, both have superb tiling and Villeroy&Boch suites. The property further benefits from a large partially boarded loft, offering significant storage space. Externally, the rear garden has a large terrace seating area and beyond that is further woodland area. There are two private allocated parking spaces to the front of the property as well as guest parking on site. Offered unfurnished.

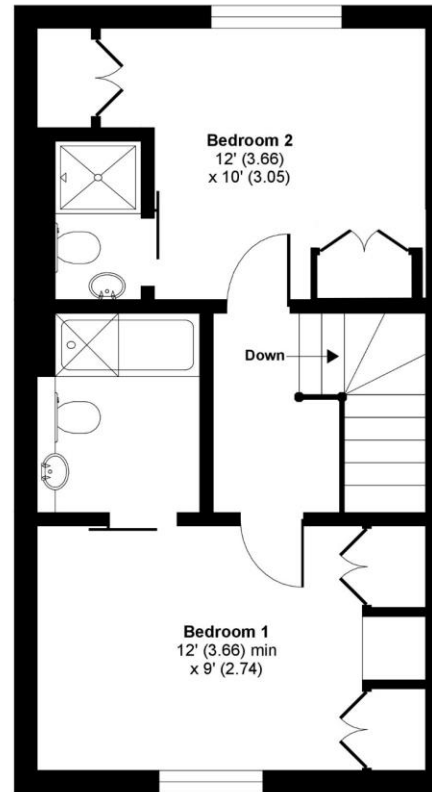


Approximate Area = 801 sq ft / 74.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlschem 2021. Produced for Charters Estate Agents Limited. REF: 746811



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(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	

SITUATION

Well positioned just outside the heart of Winchester city centre and on one of Winchester's most prominent roads, with being a just 10 minute walk to Winchester train station through direct access to Byron Avenue at the rear of the development, as well as being a 5 minute drive from Waitrose and Sainburys. It is also a 5 minute walk to Winchester hospital. 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. Communications are excellent with the railway station, A34, M3 and M27 within easy reach.

LOCAL AUTHORITY

Winchester City Council

GUIDE PRICE

£1,750 per month

Security Deposit: £2,019.23 (based on advertised rental price)

Minimum Term: 12 Months

Council Tax Band: D



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