





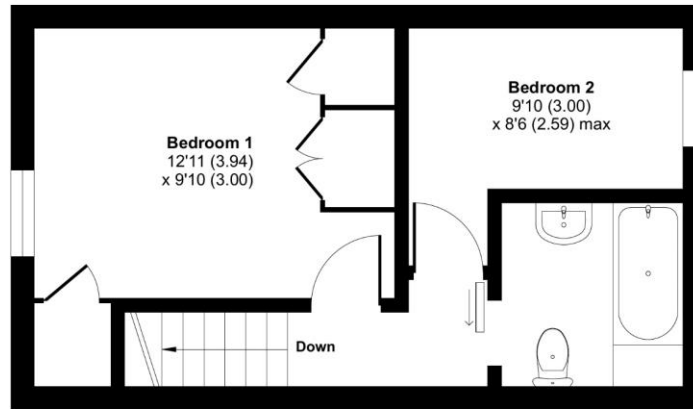
ACCOMMODATION

Located in a peaceful position in the heart of Winchester, within walking distance to the stations, High Street and all the attributes this desired location offers. Both Western and Westgate schools are within catchment area (both rated "good" by Ofsted). Internally the house offers excellent accommodation with an open plan layout on the ground floor with a good-sized sitting/dining room. The kitchen is well appointed and located at the rear of the house, there is also direct access to the rear garden via the kitchen. The first-floor houses two comfortable bedrooms and a nicely finished bathroom. There is scope to extend further into the loft if required, subject to normal planning permission. The rear garden is circa 60ft in length and fully enclosed, providing excellent outside space in the heart of Winchester.

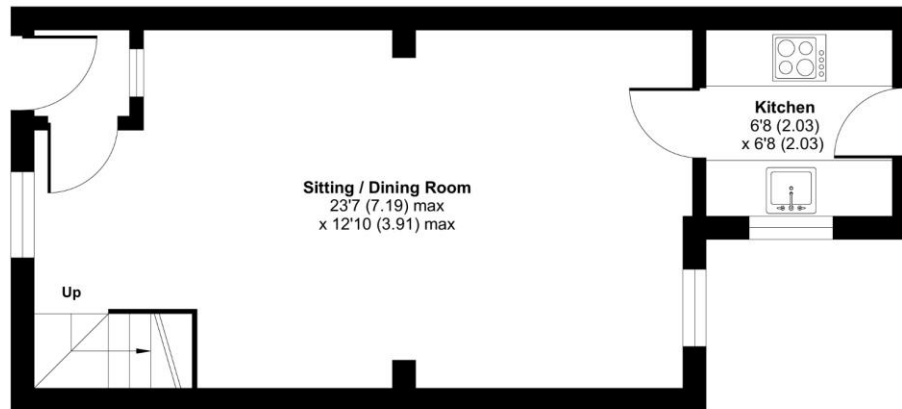
NB. The garage on this property is leasehold.

Approximate Area = 646 sq ft / 60 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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). © nlschem 2022. Produced for Charters Estate Agents Limited. REF: 902491



SITUATION

Fulford is one of Winchester's most popular areas; it is close to the railway station and a short walk to the city centre. There is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful Water Meadows Connections are excellent as the railway station, M3, A31, A34 and M27 are within easy reach.



SPECIFICATION

- Two-bedroom house
- Private enclosed garden
- Sitting/dining room
- Scope to extend stpp
- Excellent school catchment
- Close to station

LOCAL AUTHORITY

Winchester City Council
Council Tax Band - C

GUIDE PRICE

Asking Price £450,000

TENURE

Freehold