



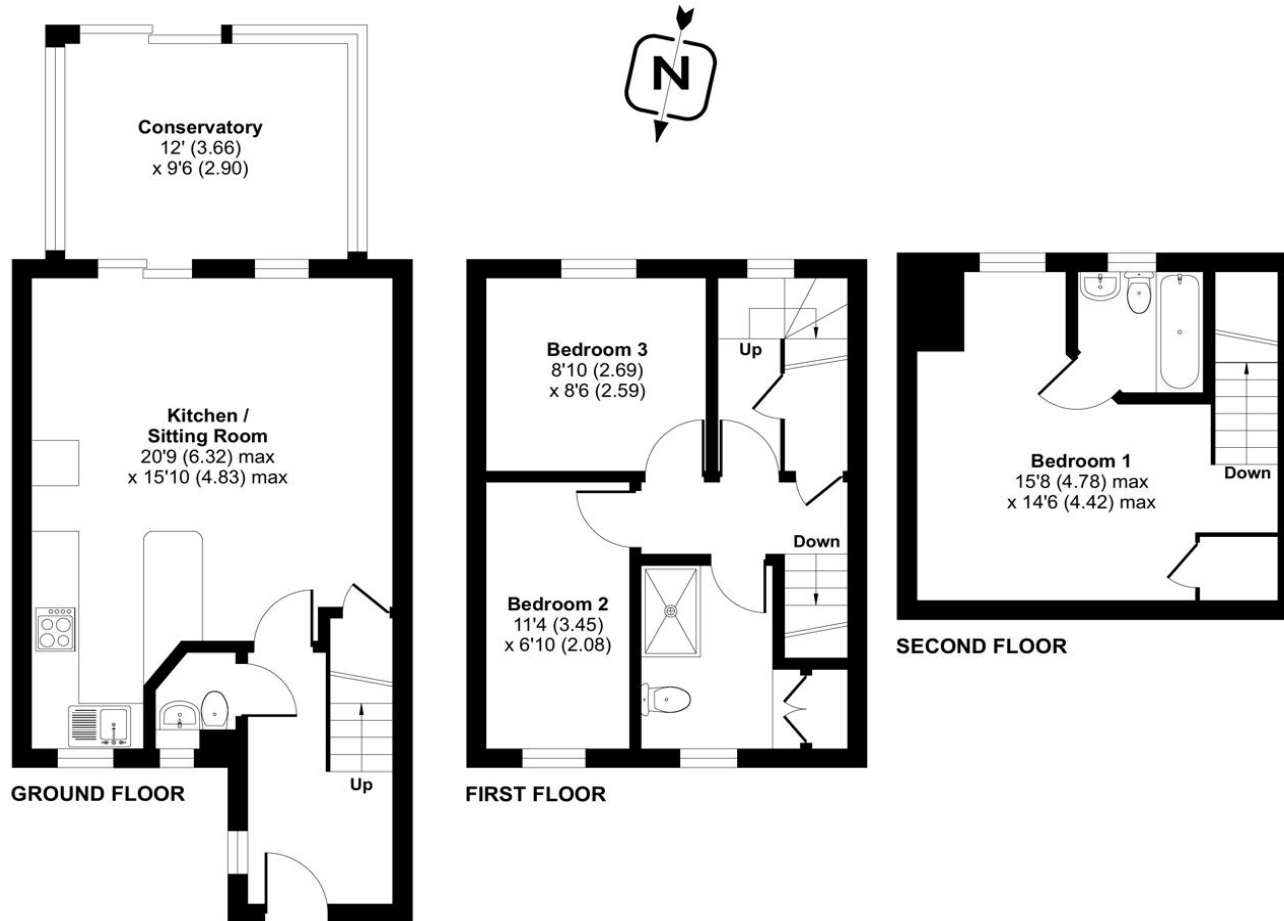


ACCOMMODATION

Offered with no chain, this delightful end of terrace home enjoys off road parking and is found in a central position in Winchester just a short walk from the town centre and the Winchester Sports and Leisure Park. The property comprises three bedrooms including a splendid principal bedroom on the top floor with an en-suite shower room, an open plan sitting/dining room/kitchen and conservatory to the rear. There is also a ground floor cloak room and the family bathroom can be found on the first floor. Outside, the rear garden is enclosed, paved and low maintenance.

Approximate Area = 1024 sq ft / 95.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(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/checom 2023. Produced for Charters Estate Agents Limited. REF: 985533



SITUATION

Conveniently set within the heart of Winchester city, only a short walk from the train station, city centre with its many attractions and amenities and Winchester's new leisure centre. The historic city of Winchester offers many unique shops, boutiques, cinema, sports facilities, including the restaurants, traditional inns, bars and the renowned Theatre Royal. Communications are excellent with the A34, M3 and M27 within easy reach.



SPECIFICATION

- No forward chain
- Three-bedroom end of terrace home
- En-suite to principal bedroom
- Kitchen/sitting room/dining room
- Family bathroom and ground floor cloak room
- Enclosed rear garden
- Allocated off-road parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £420,000

TENURE

Freehold