





ACCOMMODATION

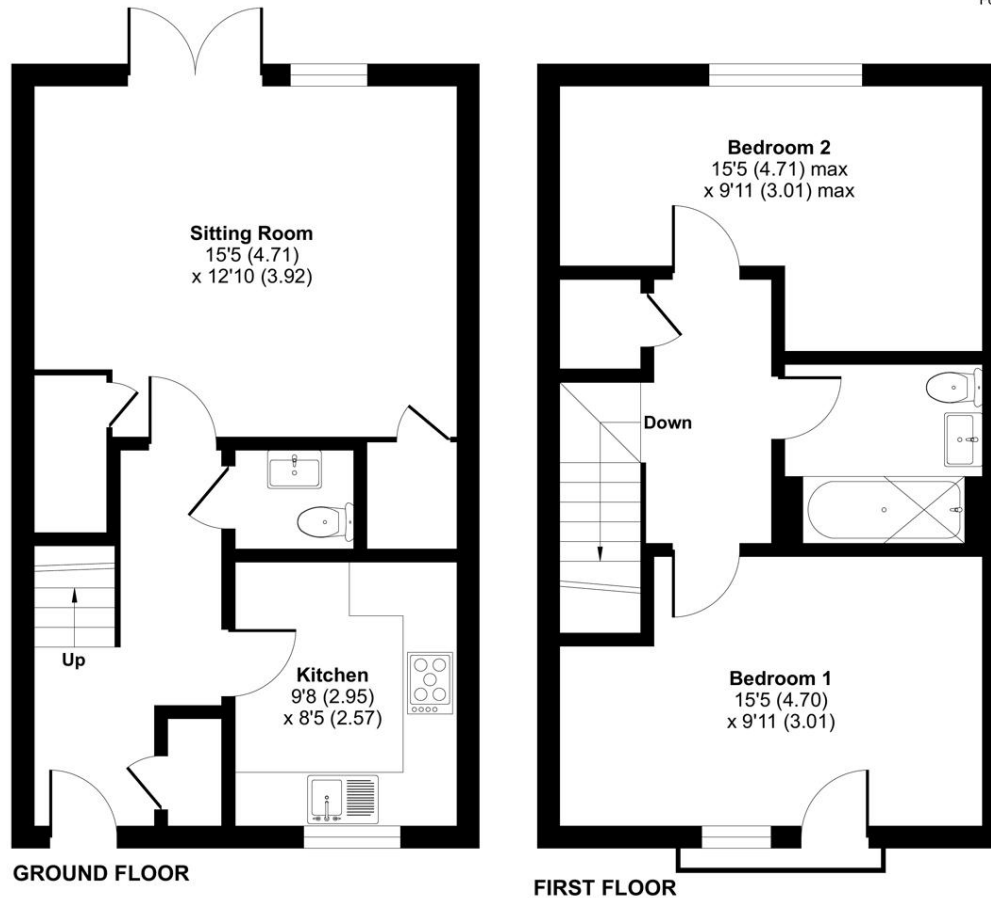
Undergoing a refurbishment, this beautifully presented property is located within the popular development of Kings Barton.

The welcoming entrance hall, which features a cloakroom and storage cupboard, leads through to the front aspect kitchen with a range of base and eye level units and stylish new tiling. To the rear is a full width sitting room with ample room for a table and chairs. French doors lead out from here into the enclosed garden. The first floor has two double bedrooms which are served by a modern family bathroom. Externally, the garden has been landscaped for ease of maintenance and has a patio, raised beds with side access at the rear to the parking spaces which is on a first come first served basis.



Approximate Area = 838 sq ft / 77.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B	87	
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Charters Estate Agents Limited. REF: 1269049



SITUATION

This splendid and historical Cathedral city delights with much character and diverse architecture whilst successfully delivering a modern cosmopolitan feel, concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding education establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, The New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



SPECIFICATION

- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Rear Garden
- Residents Parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

ASKING PRICE £380,000

TENURE

Freehold