



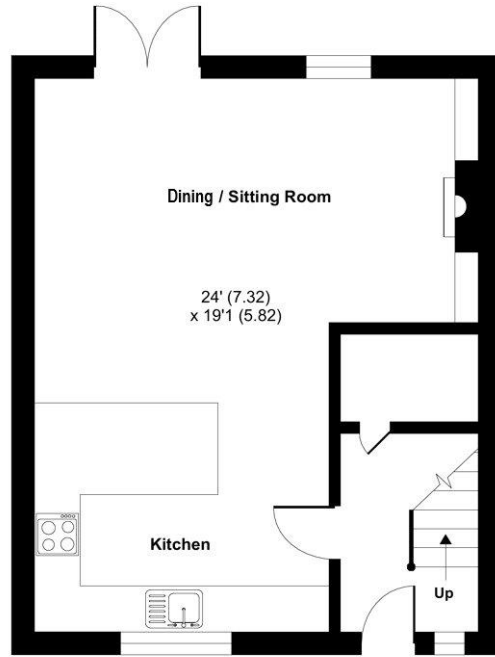
Bramshaw Close, Winchester, Hampshire, SO22 6LT



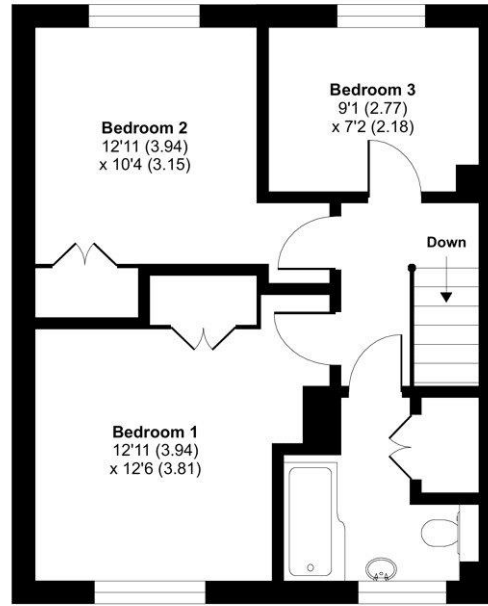
ACCOMMODATION

This Immaculate three-bedroom mid-terraced house featuring a stunning open-plan living space is located in the popular location of Harestock and is nestled towards the back of a family friendly cul-de-sac, only a few-minutes' walk from Harestock Primary School. Recently renovated and improved by the current owners, the open plan layout on the ground floor provides a great space for family living. There is a modern shaker style kitchen with breakfast bar, seamlessly flowing into a dining area and cosy sitting room. French doors from the dining area provide access to the rear garden. The property continues to impress on the first floor with three comfortable bedrooms, with built-in wardrobes in the principal bedroom and bedroom two. There is also a modern family bathroom on the first floor servicing all bedrooms. Externally there is an enclosed rear garden, mainly laid to lawn, with a patio area ideal for al-fresco dining. This property also benefits from the added convenience of a separate garage within a block.

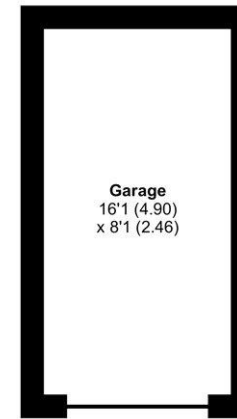
Approximate Area = 934 sq ft / 86.7 sq m
 Garage = 130 sq ft / 12.1 sq m
 Total = 1064 sq ft / 98.8 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	74	
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1070508



SITUATION

Harestock, to the west of the city centre of Winchester, hosts a selection of local amenities in Harestock including Tesco express and other specialist retail outlets. There are a number of renowned public houses and boutique bars/restaurants within a short distance in the City centre (1.5 miles). Winchester railway station (0.5 miles) provides superb links to London (1 hour) and Southampton (20 mins).



SPECIFICATION

- Three comfortable bedrooms
- Well-presented internally
- Popular location
- Close to local School
- Close to local shops and amenities
- Vendor suited

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

GUIDE PRICE

Asking Price £430,000

TENURE

Freehold