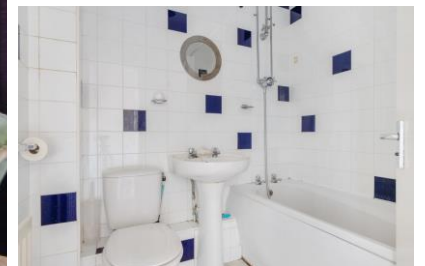




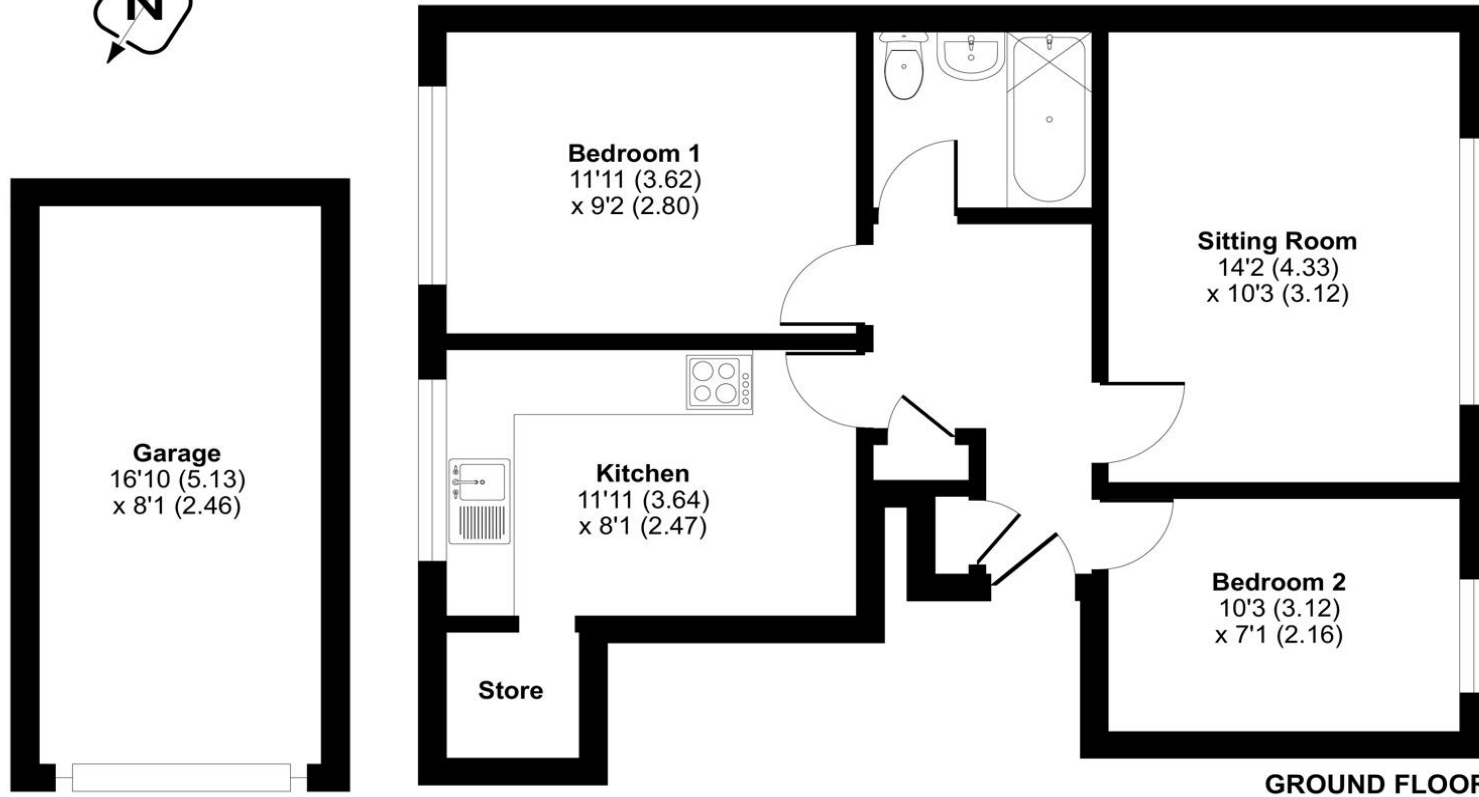
Springvale Road, Kings Worthy, Winchester, Hampshire, SO23 7NB



ACCOMMODATION

Charming first-floor maisonette located in a sought-after residential area. This homely property boasts two bedrooms, perfect for a small family or professionals seeking a comfortable living space. The well-maintained interior offers a spacious layout, providing ample room for relaxation and entertaining, comprising a bright and airy sitting room, kitchen with space for a dining table, two good sized-bedrooms and a family bathroom. Additionally, a garage is included, providing convenient storage space for your vehicle or belongings. Located in a desirable area, this property is easily accessible to local amenities and transport links, making it an ideal choice for those seeking convenience and a comfortable lifestyle.

Approximate Area = 562 sq ft / 52.2 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 699 sq ft / 64.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	68
(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: 1095877



SITUATION

Ideally located, in the popular village of Kings Worthy just 3.5 miles from the City of Winchester. Local amenities include a Tesco express, two public houses and a small selection of retail facilities. Winchester has a selection of amenities and services with a number of restaurants/bars together with many high performing schools. The mainline railway station (3 miles) links to Southampton (20 mins) and London (1 hour). The M3/A303/A34 roads provide superb links to Hampshire and beyond.



SPECIFICATION

- First-floor maisonette
- Popular village location
- Well-maintained throughout
- Two bedrooms
- Kitchen/breakfast room
- Separate sitting room
- Single garage

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: B

GUIDE PRICE

Asking Price £225,000

TENURE

Leasehold

Unexpired Years: 125 Years Remaining

Annual Ground Rent: £100.00

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service Charge: £0.00

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.