





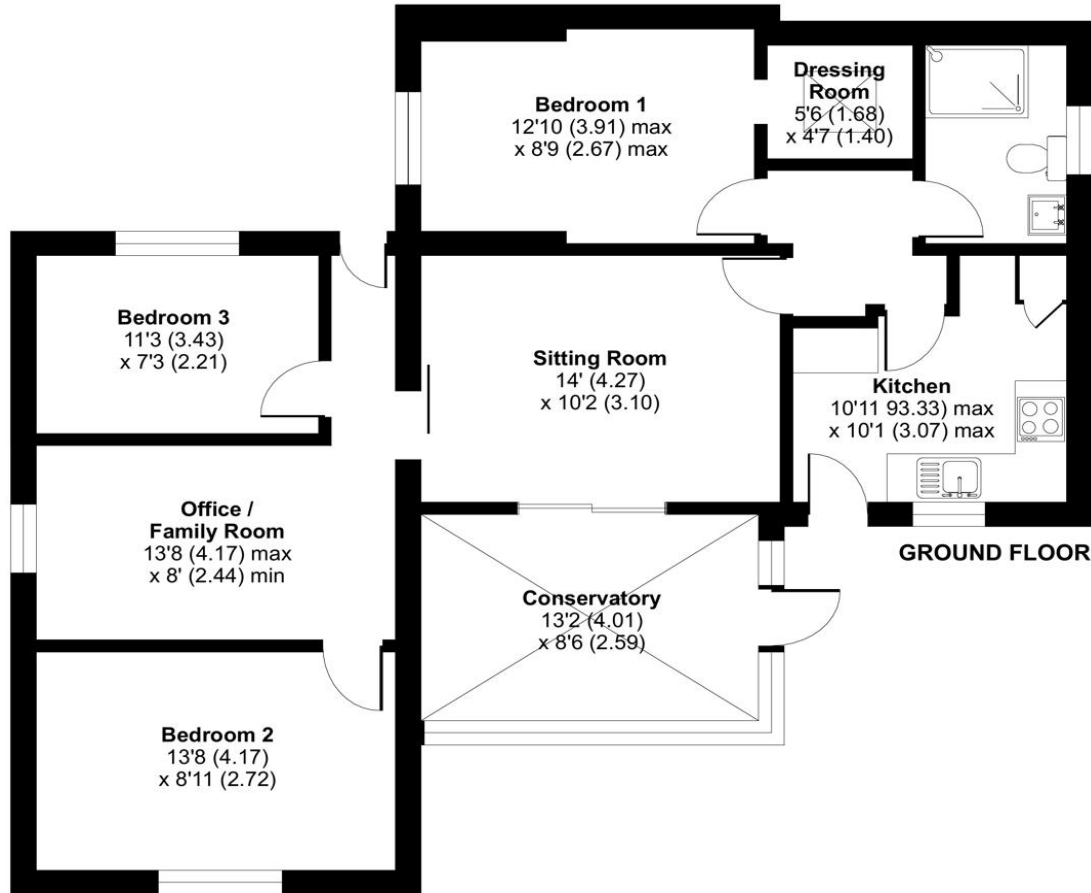
## ACCOMMODATION

A rare opportunity to purchase this spacious bungalow in the sought after location of Teg Down in Winchester. Offering off street parking for multiple cars this is a wonderful option for those looking for space in a sought after neighbourhood. The property offers three good size bedrooms, the master bedroom benefiting from a walk in wardrobe and there is a good size family bathroom. To the front there is a fully fitted kitchen, with a large living room leading to a light and bright conservatory. There is a further additional dining/reception room which could be changed into a fourth bedroom if needed. There is a private garden offering the perfect space to relax and entertain.



Approximate Area = 972 sq ft / 90.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Charters Estate Agents Limited. REF: 1089725



## SITUATION

Situated in the residential area of Teg Down, just outside the thriving city of Winchester. Winchester combines the best of both worlds with history and an inspirational atmosphere. The winding streets offer hidden bookshops, boutiques, a wide selection of restaurants, contemporary bars and the renowned Theatre Royal. Communications are excellent with the A34, M3 and M27 within easy reach.



#### **SPECIFICATION**

- Detached bungalow
- Three bedrooms
- Sought after location of Teg Down
- Off street parking
- Private garden
- Close to 1000sq ft

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band C

**ASKING PRICE £425,000**

#### **TENURE**

Freehold