



Fox Lane, Winchester, Hampshire, SO22 4EA

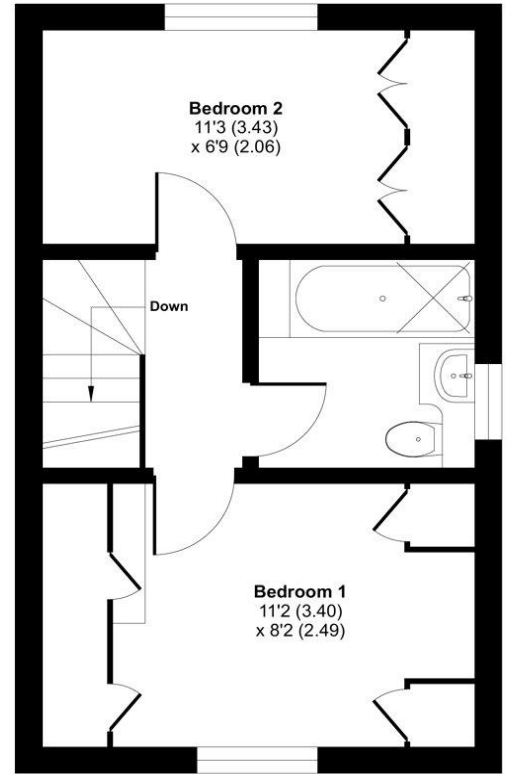
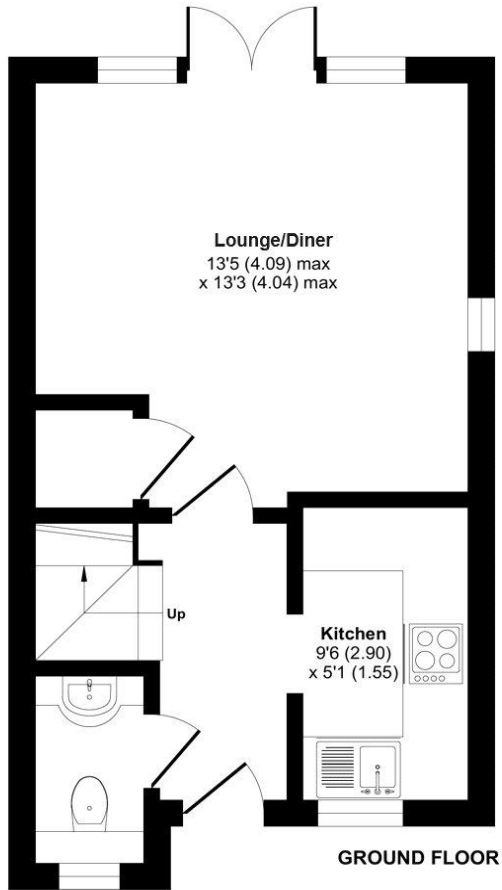


ACCOMMODATION

Introducing this two-bedroom end of terrace home in Stanmore, constructed in 2017 and nestled away from the main road. Step inside to discover a modern fitted kitchen with integrated white goods, a generously sized lounge diner with French doors leading to the garden, and a convenient cloakroom/wc. Ascending to the first floor, you'll find two spacious double bedrooms, each boasting ample fitted storage, and a family bathroom designed for comfort. Ideal for both first-time buyers seeking a cozy haven and savvy investors looking for a promising opportunity. Outside, this home impresses with its practicality, offering off-road parking on the driveway and a delightful wrap-around garden, perfect for outdoor relaxation and entertaining. Don't miss the chance to make this modern gem your own.

Approximate Area = 611 sq ft / 56.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	86
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2023. Produced for Charters Estate Agents Limited. REF: 1044309



SITUATION

Well-positioned just outside the heart of Winchester city centre and only a short drive from the main line railway station. Winchester is steeped in history, particularly around the cathedral and college. The thriving city centre has an interesting range of shops, restaurants and cultural amenities including a theatre, cinema and sports centre. Communications are excellent with the A303, A34, M3 and M27 within easy reach.



SPECIFICATION

- Modern two bedroom end of terrace home
- Built in 2017
- Close to local amenities, bus routes and Winchester Hospital
- Driveway parking
- Wrap around garden
- Generous lounge/diner

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

GUIDE PRICE

Offers IEO £265,000

TENURE

Freehold