



Egbert Road, Winchester, Hampshire, SO23 7ED

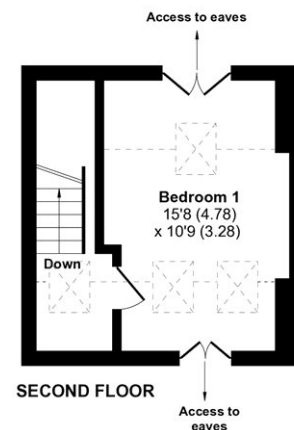
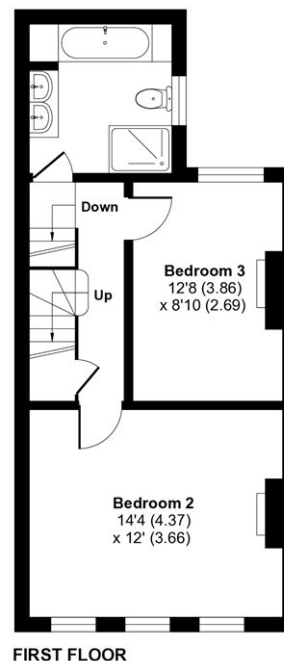
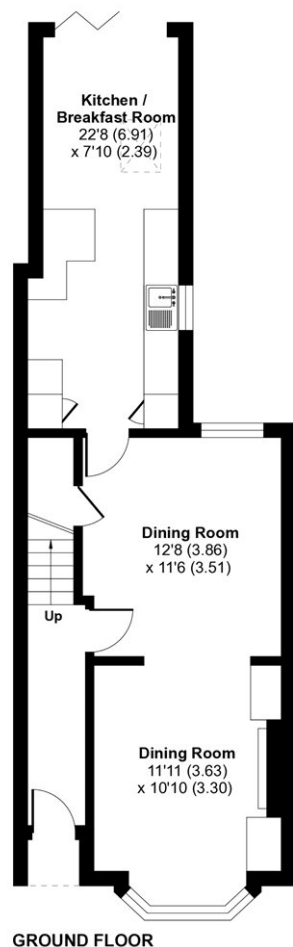
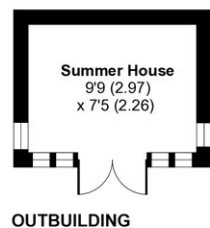




## ACCOMMODATION

Beautiful three-bedroom Victorian family home set in a highly regarded street in Hyde, just a short distance from the city centre and mainline train station. The property is arranged over three floors and strikes the perfect balance between period character and modern convenience, providing a warm and inviting atmosphere for a comfortable lifestyle. To ground floor there is an entrance hall, leading through to the open plan living/dining room with two feature fireplaces, adding to the period charm. A modern fitted kitchen/breakfast room is accessed through the dining room, featuring a number of wall and base level units and boasting underfloor heating. Bifold doors lead from the breakfast room out to the rear garden. The large principal bedroom, second double bedroom and a stunning family bathroom with separate shower cubicle and underfloor heating are located on the first floor and the third double bedroom is situated on the second floor. Outside, a beautifully manicured garden awaits, predominantly laid to lawn and complemented by a charming decking area. It's the perfect backdrop for al fresco dining, entertaining, or simply unwinding in the sunshine. Permit parking is available via Winchester Council.





Approximate Area = 1204 sq ft / 112 sq m (includes garage)  
Limited Use Area(s) = 102 sq ft / 9 sq m  
Total = 1306 sq ft / 121 sq m  
For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	



This floor plan was constructed using measurements provided to ©nitchcom 2021 by a third party.  
Produced for Charters Estate Agents Limited. REF: 798022



## SITUATION

Conveniently located in this prime area of Hyde, only a short walk from the City and mainline train station linking London Waterloo within the hour. There is the lovely open park area of riverside or the winding Cathedral streets offering hidden bookshops, boutiques, a wide selection of restaurants, traditional inns, contemporary bars and the renowned Theatre Royal. Communications are also excellent with the A34, M3 and M27. School catchment also offers very best in the area.





#### **SPECIFICATION**

- Three-bedroom Victorian family home
- Open plan living/dining room
- Modern fitted kitchen/breakfast room
- Delightful rear garden
- Underfloor heating

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

#### **GUIDE PRICE**

Asking Price £750,000

#### **TENURE**

Freehold