

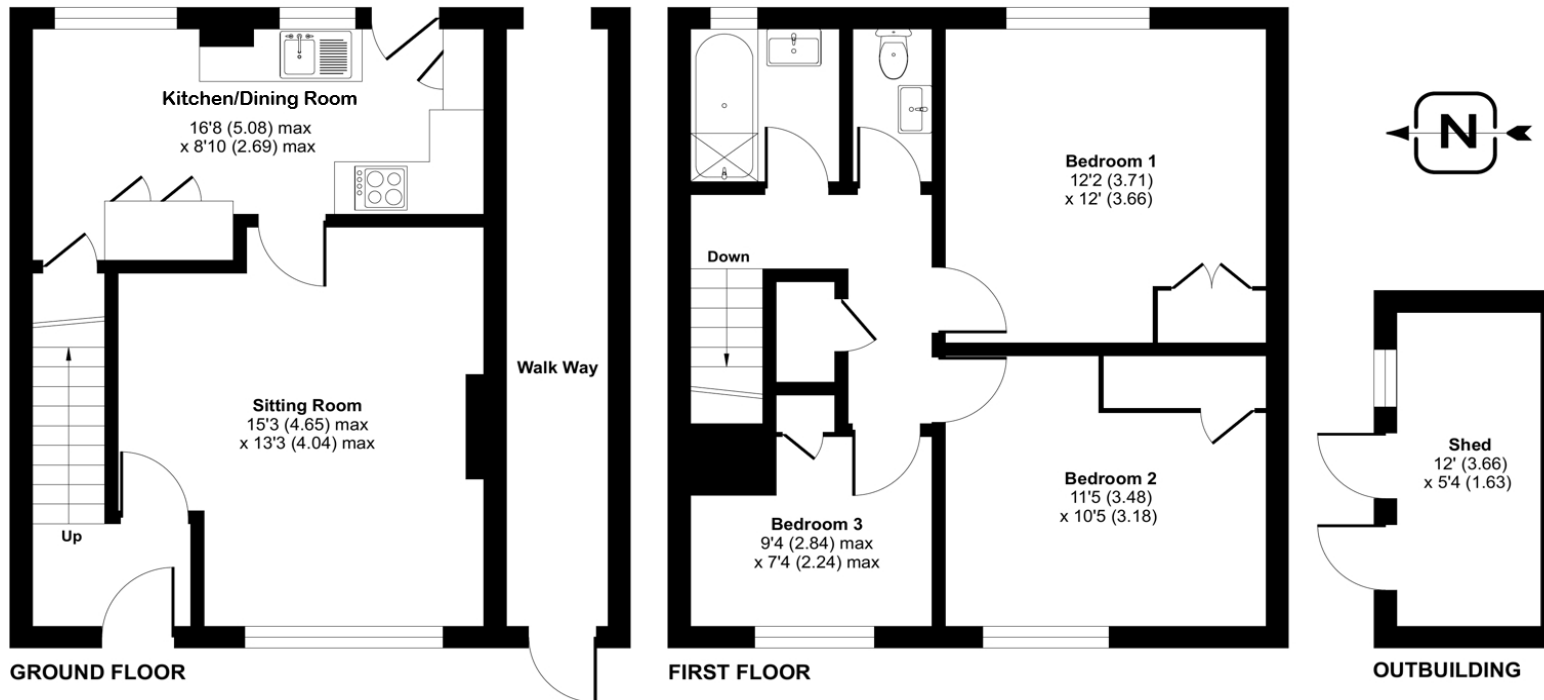




ACCOMMODATION

This three-bedroom terraced home, the first floor benefitting from larger than average bedrooms and is offered to the market with no onward chain. As you approach, the grass frontage sets the stage for the visual appeal of this property. The ground floor offers a welcoming sitting room featuring a charming fireplace and large windows that flood the space with natural light. The kitchen/dining room is a highlight, boasting a contemporary grey Howdens kitchen complete with integrated white goods, a dining area, pantry, and convenient under stairs storage cupboards. The kitchen's stylish units are beautifully complemented by gold fittings and wood-style herringbone flooring. Upstairs, three generously sized bedrooms, each with fitted wardrobes, await your personal touch. The bathroom has been beautifully designed with a marble finish and matte black fixtures, while a separate WC adds practicality. The rear garden is south-facing and featuring a spacious patio terrace and is a great size.

Approximate Area = 866 sq ft / 80.4 sq m
 Outbuilding = 64 sq ft / 5.9 sq m
 Total = 930 sq ft / 86.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(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 2023. Produced for Charters Estate Agents Limited. REF: 1048211



SITUATION

Conveniently set just outside the city centre and close to the River Itchen and Winnall Moors Nature Reserve, it is about a 15 minute walk to the railway station. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



SPECIFICATION

- Elegantly refurbished home in Winnall
- Contemporary kitchen/dining room
- Three good sized bedrooms
- Generous rear garden with stylish patio terrace
- Located close to amenities
- No forward chain

LOCAL AUTHORITY

Winchester City Council

Council Tax Band -

ASKING PRICE

Offers in excess of £400,000

TENURE

Freehold