



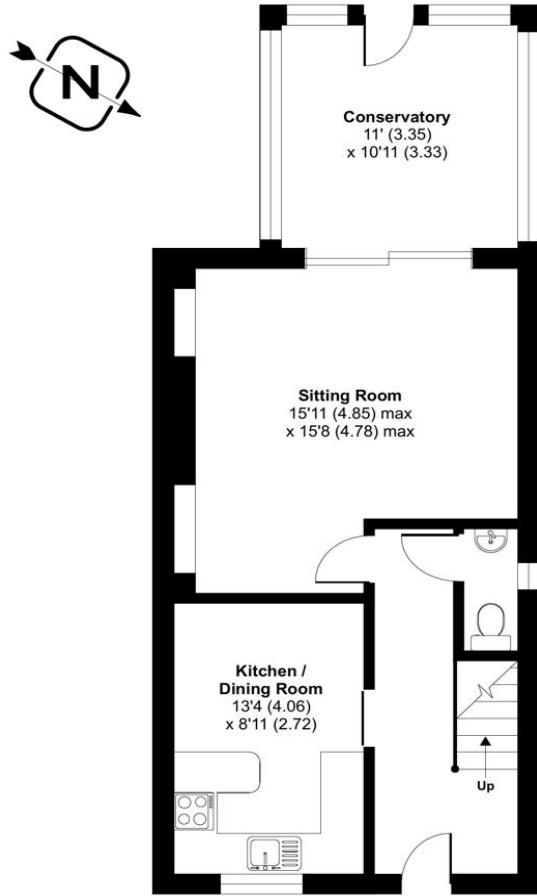


ACCOMMODATION

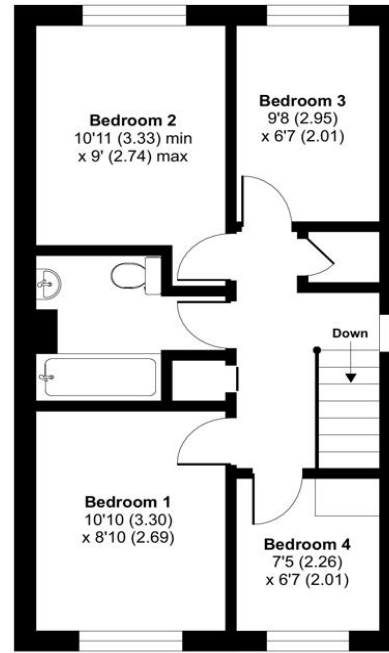
This well-proportioned four-bedroom semi-detached house is nestled in the highly sought-after Kings Worthy area, offering a perfect blend of suburban tranquillity and easy access to Winchester city centre. Boasting off-street parking and a convenient garage, this residence welcomes you with an inviting eat-in kitchen at the front, providing a delightful space for family meals. The spacious living room seamlessly connects to a bright conservatory, offering a perfect retreat with garden views. A downstairs cloakroom adds practicality to the ground floor. Upstairs, the property features four well-appointed bedrooms and a family bathroom with a separate shower room. The exterior extends the living space with a good-sized garden, creating an ideal setting for outdoor relaxation and entertainment.

Approximate Area = 1086 sq ft / 100.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1062746



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SITUATION

Located in the prime area of Kings Worthy, northeast of the historic city of Winchester. Kings Worthy offers a parade of convenient shops, traditional inns and a post office. Eversley Park is the local recreation ground with many facilities. Winchester City has many famous attractions and amenities. Communications are excellent with the A34, M3 and M27 within easy reach.



SPECIFICATION

- Semi-detached house located in sought-after Kings Worthy
- Four generously-sized bedrooms
- Garage to the front
- Off-street parking
- Conservatory
- Enclosed garden with mature shrubs and trees

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

Asking Price £399,950

TENURE

Freehold