



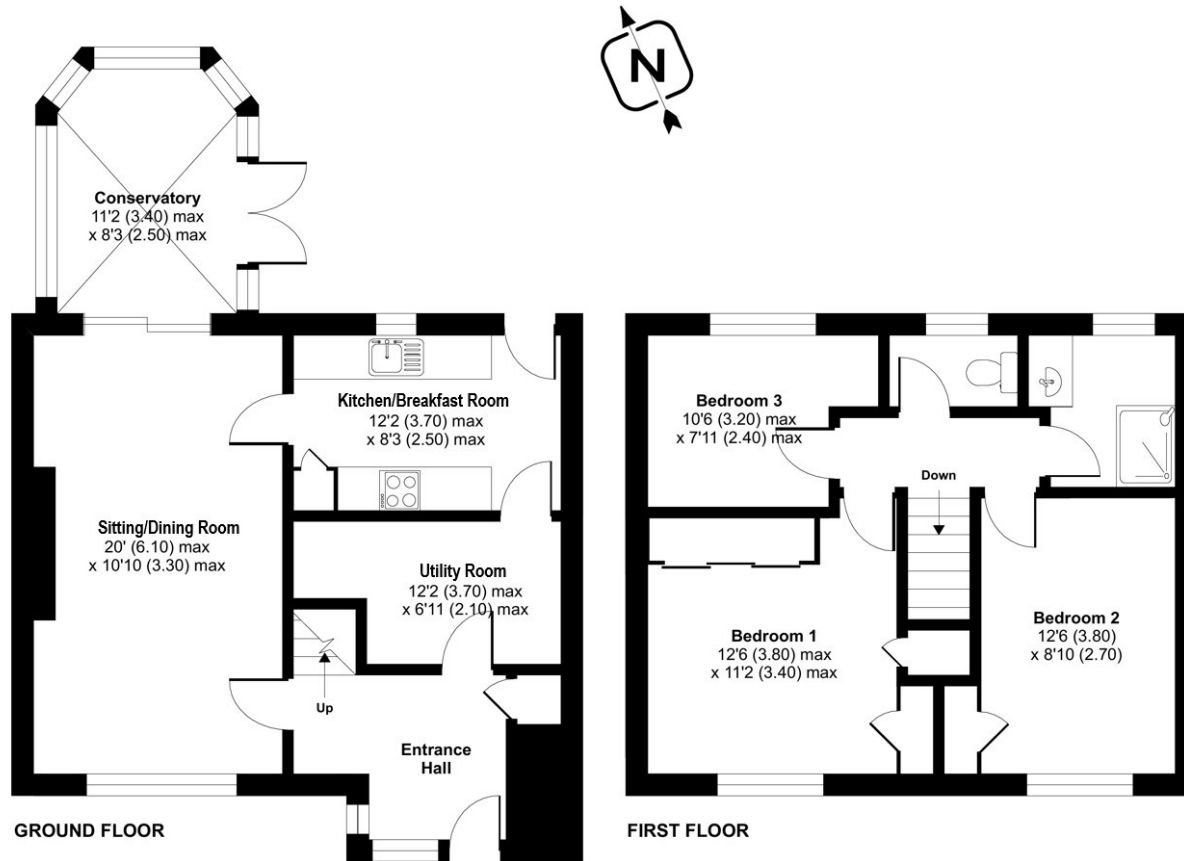


ACCOMMODATION

Offered with no forward chain, this splendid three-bedroom family home is found in Winnall in Winchester and enjoys three excellent sized bedrooms and a delightful rear garden. The home is in need of some modernisation and has been in the same ownership for well over 20 years. The accommodation comprises, on arrival, a welcoming entrance porch and hallway which in turn leads through to a good size sitting/dining room. Sliding doors lead through to a conservatory which overlooks the rear garden beyond. There is a kitchen/breakfast room with a door way leading through into a useful utility room. All three bedrooms are on the first floor, along with the shower room and separate cloakroom. This delightful home enjoys gardens to the front and rear. The rear garden is enclosed with a patio to the lower section for entertaining.

Approximate Area = 1066 sq ft / 99 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	69	
(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). © nche.com 2024. Produced for Charters Estate Agents Limited. REF: 1110232



SITUATION

The property is conveniently set just outside of the city centre and close to the River Itchen and Winnall Moors Nature Reserve, with the mainline railway station only an approximate 15 minute walk away. Winchester combines the best of both worlds with history and an inspirational atmosphere. There is a great blend of eclectic shops, fine restaurants and contemporary bars as well as the famous Cathedral and beautiful Water Meadows. The surrounding countryside has a network of footpaths and bridleways for walking and riding. Communications are excellent with the railway station, A34, M3 and M27 within easy reach.



SPECIFICATION

- Three-bedroom family home
- No forward chain
- Sitting/dining room and conservatory
- Kitchen plus utility room
- Shower room/separate cloakroom
- In need of modernisation
- Enclosed rear garden
- Front garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £350,000

TENURE

Freehold