



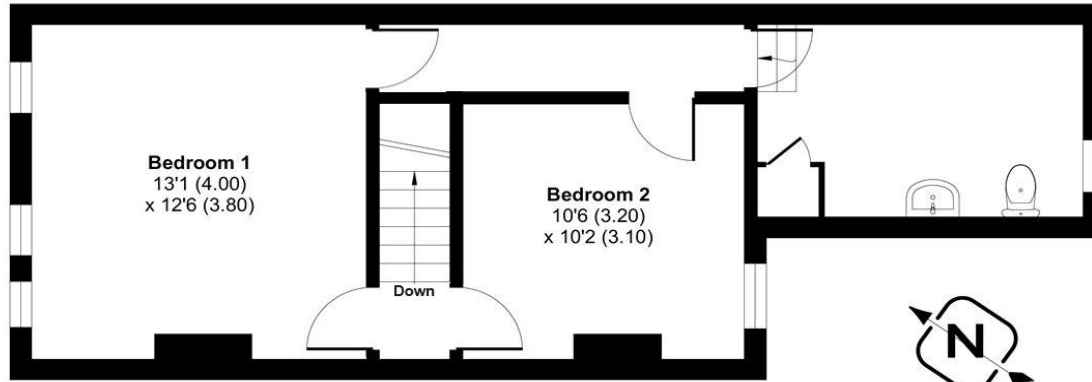
St. Catherines Road, Winchester, Hampshire, SO23 0PS



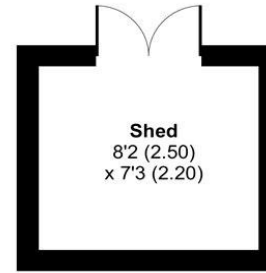
ACCOMMODATION

This charming two double bedroom mid terrace house is being offered with no forward chain and is located in the requested Highcliffe location on the southernly side of the city. Internally the property provides a spacious layout and high ceilings. The property benefits from two reception room on the ground floor, fitted kitchen, sun room and a ground floor shower room. The first floor has benefitted from a layout change over the years and now has two comfortable bedrooms and a first floor cloakroom with ample room to install a bath or shower. The property does require some updating internally presenting an opportunity to put your own stamp on the property. Externally the garden is fairly low maintenance with a raised deck and the rest mainly patio.

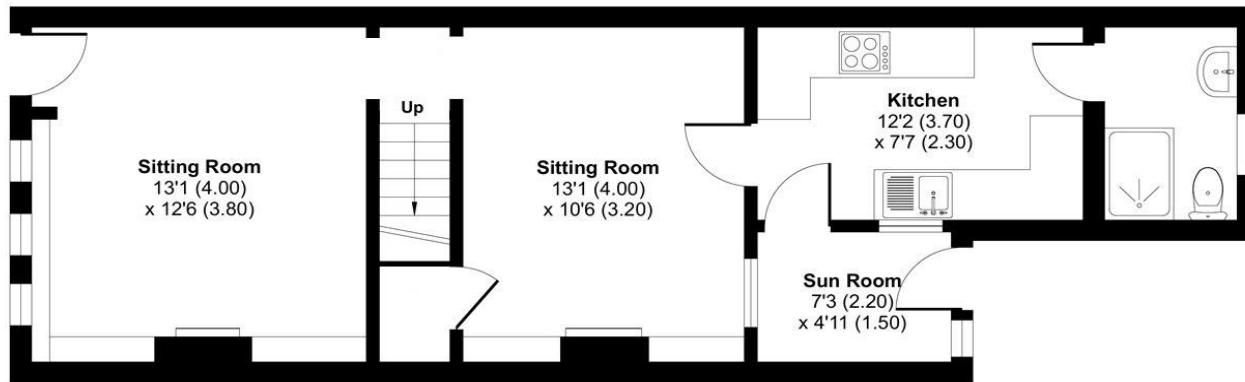
Approximate Area = 972 sq ft / 90.3 sq m
 Outbuilding = 59 sq ft / 5.4 sq m
 Total = 1031 sq ft / 95.7 sq m
 For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1107389



SITUATION

The property is situated just a few moments from Chesil Street and the city centre. The historic city of Winchester offers an extensive selection of bespoke and mainstream shopping, leisure and entertainment facilities, including the renowned Theatre Royal and the beautiful water meadows. Winchester railway station (1.25 miles) provides superb links to London (1 hour) and Southampton (20 mins). Road connections are excellent as the M3, A31, A34 and M27 are all within easy reach.



SPECIFICATION

- No chain on offer
- Two bedroom house
- Private garden
- Close to Winchester leisure park
- Easy access to motorway
- Updating required

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

£450,000

TENURE

Freehold