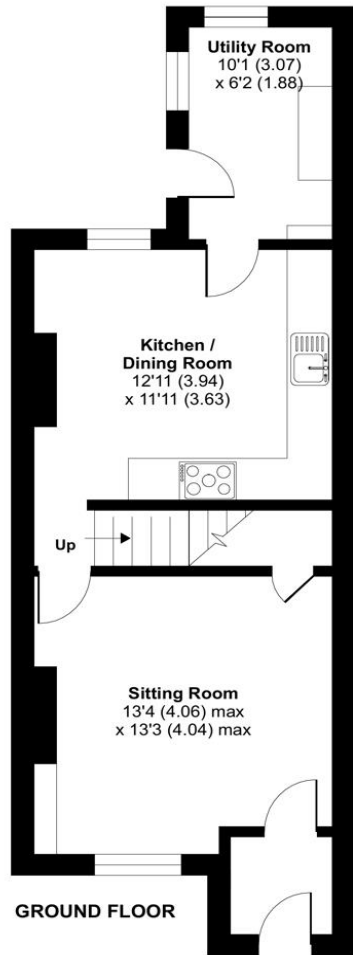




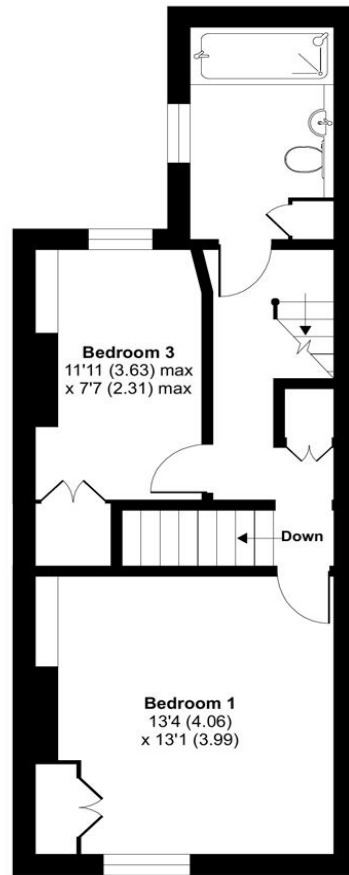


ACCOMMODATION

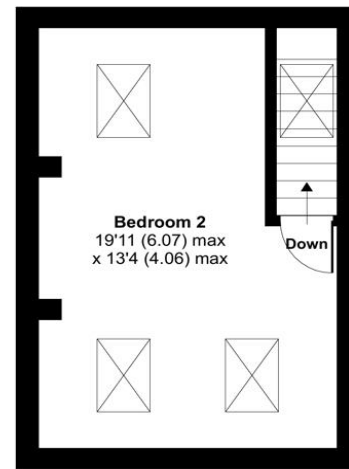
A beautifully presented terrace home in a sought-after location in Fulwood within walking distance to the mainline railway station and city centre, offering scope to extend, subject to the usual consents. This characterful home has two primary bedrooms, providing ample space for residents or guests, plus an additional loft room offering extra space that can be utilised in various ways. The property does provide scope for extension (subject to the relevant planning approval and consents), which could be a valuable feature for future expansion of living accommodation and bedroom space. Currently, the ground floor accommodation comprises a front aspect sitting room with a feature fireplace. The impressive kitchen/dining room is located to the rear and displays a stylish range of wall and base units with complementing work surfaces over and a butler sink. There is ample room for a dining suite and the kitchen is further complemented by a separate utility room with access into the private garden. Two bedrooms occupy the first floor, both served by a stylish bathroom, plus an additional room in the loft which is currently being used as a study. Externally, the rear garden has been recently landscaped and is a super, city centre garden. To the front, the property is set back from the road enjoying a low maintenance front garden.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1181 sq ft / 109.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Charters Estate Agents Limited. REF: 1093917



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(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

This property is conveniently located on the north western edge of Winchester, within walking distance of the city centre and mainline railway station. Vibrant and cosmopolitan, Winchester offers city living on the doorstep of rural Hampshire, being situated on the edge of the South Downs National Park. Rich in history and culture, England's ancient capital has plenty to offer, including the Winchester Discovery Centre hosting exhibitions and live entertainment. More drama, comedy and music can be found at the Edwardian Theatre Royal. Winchester is also highly renowned for its outstanding educational establishments, ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. The location offers fast and convenient transport options by road and rail. The mainline train station with direct services to London Waterloo, Bournemouth, Southampton and Reading can be reached easily on foot. The area is well served by main road networks, with easy access to the M3, M27 and A34. Junction 12 of the M25 can be reached by car within one hour.



SPECIFICATION

- Beautifully presented terrace house
- Sought-after location in Fullflood and within walking distance to the mainline railway station and city centre
- Two bedrooms with built-in storage and versatile loft room
- Contemporary bathroom
- Impressive kitchen/dining room
- Separate utility room
- Elegant sitting room with feature fireplace
- Superb landscaped rear garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

ASKING PRICE

£600,000

TENURE

Freehold