



Kestrel Close, Winchester, Hampshire, SO22 4QF

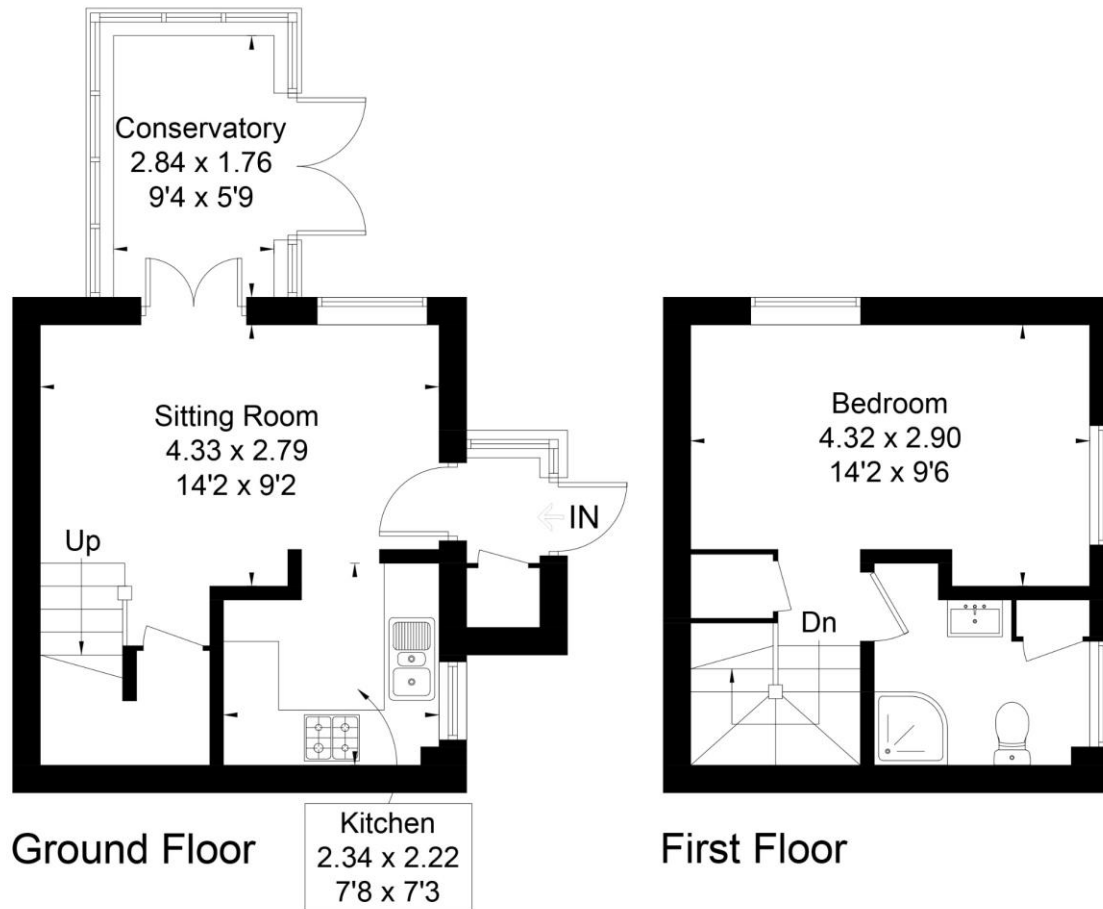


## ACCOMMODATION

Charters are delighted to bring to the market this one-bedroom house with a grassy outlook within the popular residential area of Badger Farm. The property has been upgraded in many aspects over recent years making this a very attractive home. Internally, the entrance hall leads through to the open plan living area and the fully fitted kitchen with wall and base level units. Double doors lead through to the extended glass roof conservatory which offers excellent extra space. Upstairs, the first floor has a large dual-aspect double bedroom and an attractively presented bathroom. Externally, the rear garden is mainly laid to lawn with a patio area and is surrounded by mature trees and shrubs. To the front, the home overlooks a green area, giving a more 'tucked-away' feel to the home. The property also benefits from an allocated parking space.



Approximate Area = 51.5 sq m / 554 sq ft  
Including Limited Use Area (1.8 sq m / 19 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(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	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.ie 256122

### SITUATION

Located in the suburb of Badger Farm, south of Winchester city and within excellent access to motorway links. The historic city of Winchester has many famous attractions and amenities. The winding streets offer hidden bookshops, boutiques, restaurants, contemporary bars and the renowned Theatre Royal. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside.



**SPECIFICATION**

- One bedroom house
- Popular residential location
- Open-plan living
- Glass roof conservatory
- Private garden
- Allocated parking space

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: B

**GUIDE PRICE**

Guide Price £270,000

**TENURE**

Freehold