

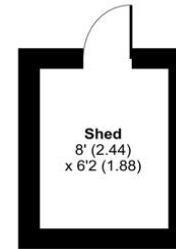
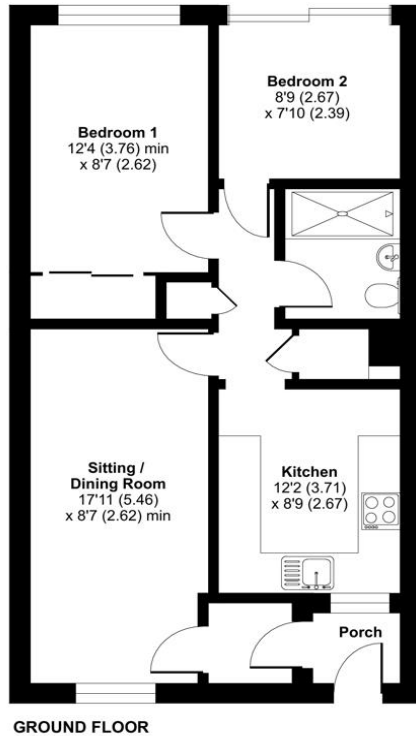




ACCOMMODATION

Situated at the end of a quiet cul-de-sac and offering two comfortable bedrooms, this well-proportioned semi-detached bungalow also features the benefit of its own secure garage in a block. The property has been much improved by the current owners and now offers a double-glazed entrance porch, a delightful sitting/dining room, separate fitted kitchen and family shower room with a large walk-in shower. The double principal bedroom enjoys views of the garden as well as a built-in double wardrobe. The second bedroom has direct access to the garden area via sliding patio doors and again offers lovely views. Externally, the rear garden has been landscaped professionally with raised borders and a lawned area, as well as a decked area, ideal for al fresco dining in the summer months. An internal inspection is absolutely essential to appreciate the accommodation on offer.

Approximate Area = 578 sq ft / 53.6 sq m
 Outbuilding = 49 sq ft / 4.5 sq m
 Total = 627 sq ft / 58.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C		61
(55-68)	D	61	
(39-54)	E		
(21-38)	F		Not energy efficient - higher running costs
(1-20)	G		
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: 1104986



SITUATION

The property is situated approximately 2 miles from Winchester in the popular locality of Badger Farm. Local amenities include a large Sainsbury's superstore and doctor's surgery. The splendid and historical cathedral city of Winchester delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. 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. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



SPECIFICATION

- Well-presented bungalow
- No forward chain
- Close to Sainsburys superstore
- Fully modernised throughout
- Spacious sitting/dining room
- Two good-sized bedrooms
- Shower room
- Landscaped rear garden
- Garage in a block

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £375,000

TENURE

Freehold