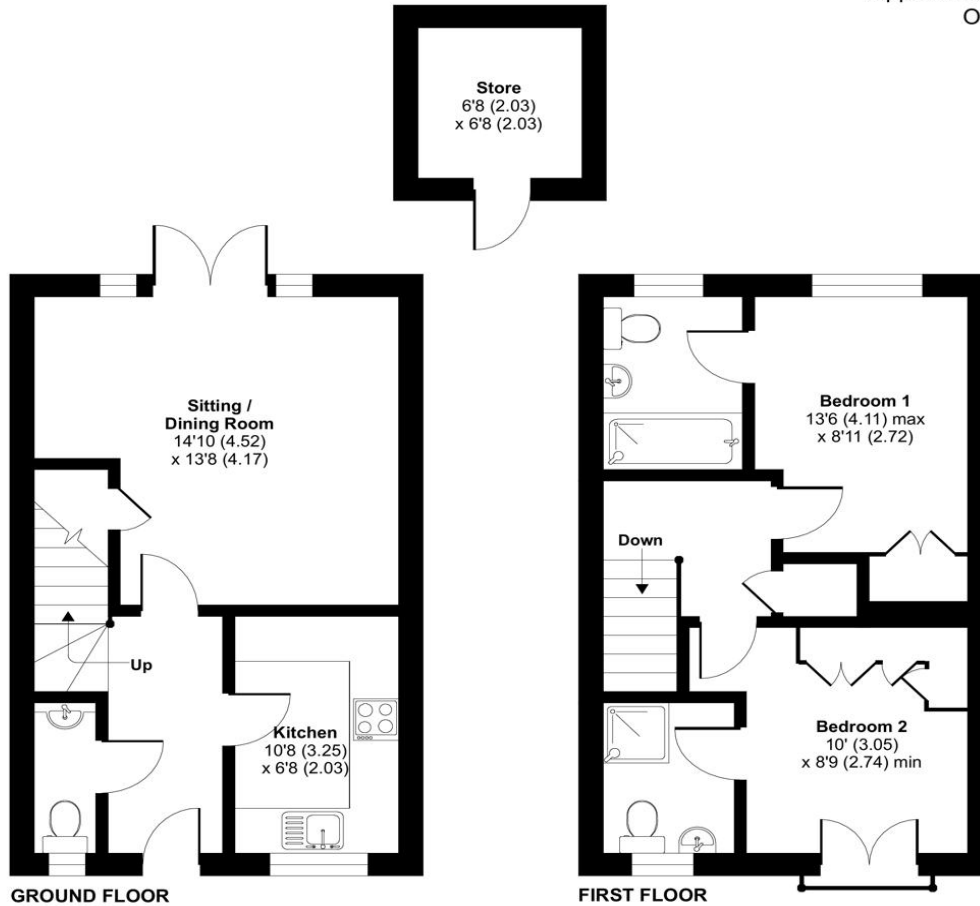


ACCOMMODATION

Located within this popular development, built by Cala Homes is this stunning, two-bedroom semi-detached home which is offered with no onward chain. This bright and airy home has stylish accommodation throughout, that benefits from a modern kitchen, spacious sitting room and a downstairs cloakroom. The first floor is home to two double bedrooms, both featuring luxury en-suites. Externally, the rear garden is mostly laid to lawn but with a patio area suitable for outdoor dining. The garden has the added bonus of a brick-built shed providing secure storage. The house also comes with one allocated parking space.



Approximate Area = 730 sq ft / 67.8 sq m
Outbuilding = 44 sq ft / 4.1 sq m
Total = 774 sq ft / 71.9 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	86	
(69-80)	C		
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Charters Estate Agents Limited. REF: 1219280

SITUATION

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

- Sought-after development
- Close to Winchester city centre and train station
- Semi-detached house
- Two bedrooms, both en-suite
- Sitting room with French doors to garden
- Guest cloakroom
- Private rear garden
- Allocated parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

OFFERS IN EXCESS OF £400,000

TENURE

Freehold