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Lansdell Road, Winchester, Hampshire, SO22 6FP



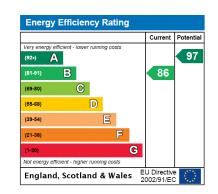
#### ACCOMMODATION

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 mStore 6'8 (2.03) x 6'8 (2.03) Bedroom 1 13'6 (4.11) max x 8'11 (2.72) Sitting / Dining Room 14'10 (4.52) x 13'8 (4.17) Down Bedroom 2 Kitchen 10' (3.05) x 8'9 (2.74) min 10'8 (3.25) x 6'8 (2.03) GROUND FLOOR FIRST FLOOR Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024 Produced for Charters Estate Agents Limited. REF: 1219280



Total = 774 sq ft / 71.9 sq m For identification only - Not to scale





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## 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

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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