



Abbotts Court, Park Road, Winchester, Hampshire, SO23 7BE

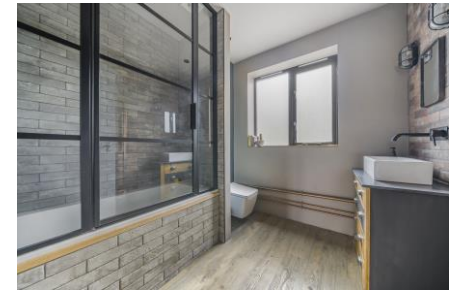
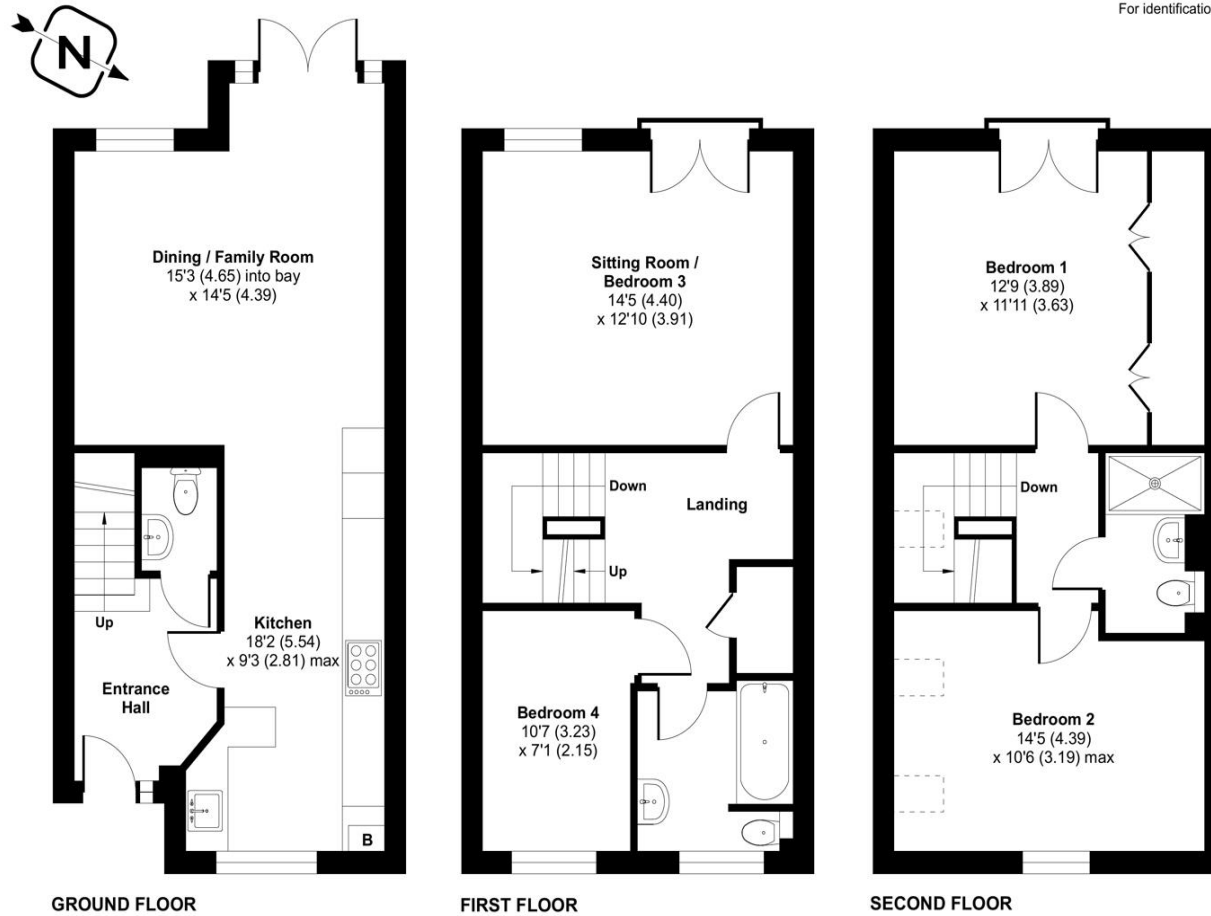


ACCOMMODATION

Set within this exclusive development is this stylish home on the edge of the city, offered with no forward chain. This bright and airy property has wonderfully versatile accommodation arranged over three floors and enjoys modern living throughout. The welcoming entrance hall guides you in and through to the open plan kitchen. The kitchen itself has a range of base and eye level units with a selection of integral appliances. This great space opens into the rear aspect dining/family room which has French doors out onto the private garden. Stairs rise to the first and second floor which has four bedrooms, one currently being used as a study. The principal bedroom is located on the second floor which features a leafy outlook along with the second bedroom, both served by a modern shower room. The garden enjoys a westerly aspect and has been designed for low maintenance. There is allocated parking within a car port.

Approximate Area = 1349 sq ft / 125.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	75	
(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.

SITUATION

Perfectly situated to the edge of the city in a desirable leafy suburb of Winchester and only a short walk to the bustling High Street or mainline railway station (links to London Waterloo within the hour). Winchester is steeped in history, particularly around the cathedral and college. The thriving city has a wide and varied range of shops, restaurants, contemporary bars and cultural amenities including a theatre, cinema and sports centre. Communications are excellent with the A34, M3 and M27 within easy reach.



SPECIFICATION

- No Forward Chain
- Four Bedrooms
- Versatile Accommodation
- Allocated Parking
- St Bede and Westgate Schools Catchment

LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

GUIDE PRICE £650,000

TENURE

Freehold