

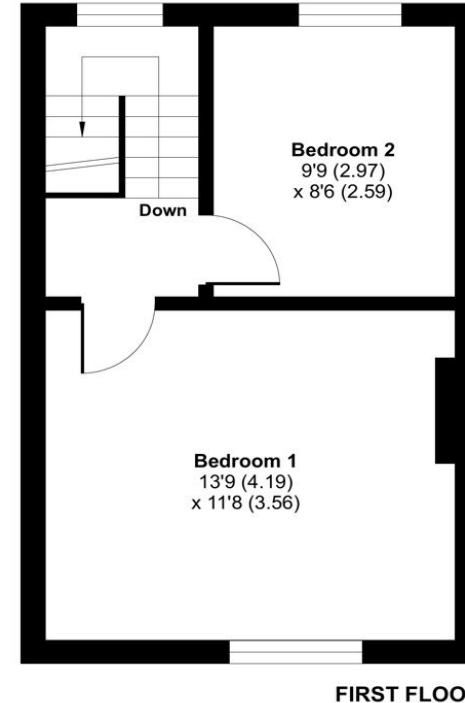
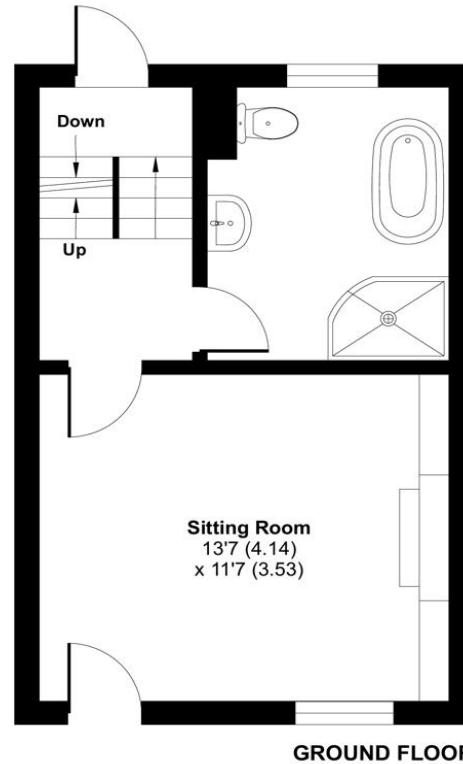
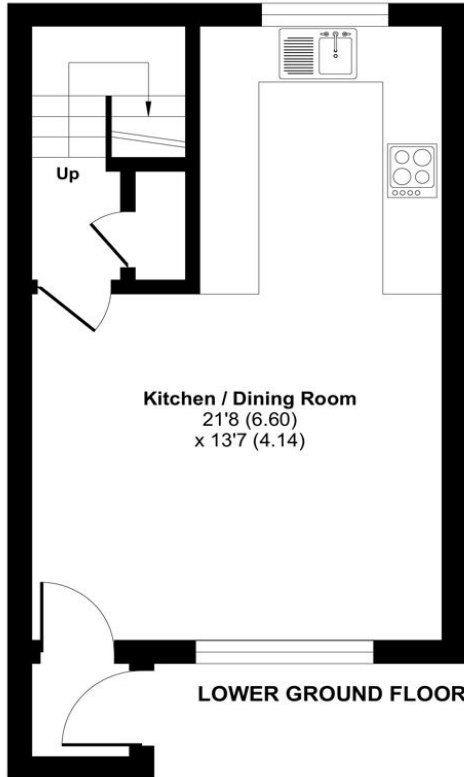
ACCOMMODATION

Attractive period town house located just a couple of minutes walk to the railway station and within striking distance of the city centre. The property is set over three floors with steps leading up to the front door which opens to a delightful sitting room with a sash window, feature fireplace and a door leading to an inner lobby where the modern bathroom suite is situated. Stairs from the lobby lead down to an open-plan kitchen/dining room. The kitchen offers an array of light-coloured wall and base units with integrated appliances and wooden flooring which continues through to the dining area. The top floor of the property has two double bedrooms. Outside, the long garden (approx. 150ft.) offers gated access, there is a terrace, main central lawn and selectively planted shrub borders. Permit parking can be obtained via Winchester City Council.



Approximate Area = 904 sq ft / 84 sq

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(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). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1234305



SITUATION

Well-positioned just outside the heart of Winchester city centre and on one of Winchester's most prominent roads, it is only a short drive from the main line railway station. Winchester is steeped in history, particularly around the Cathedral and College. The thriving city centre has an interesting range of shops, restaurants and cultural amenities including a theatre, cinema and sports centre. Connections are excellent as the railway station, A34, M3 and M27 are within easy reach.



SPECIFICATION

- Two double bedrooms
- Sitting room
- Open-plan kitchen/dining/living room
- Long garden with gated access
- Permit parking via Winchester City Council
- Close to the railway station

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

ASKING PRICE £650,000

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.