



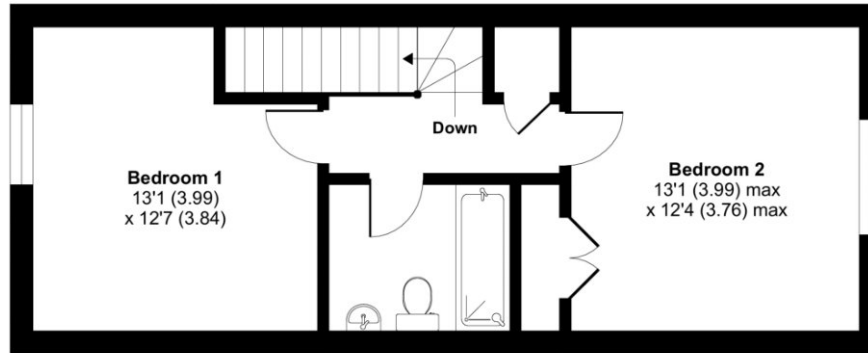


ACCOMMODATION

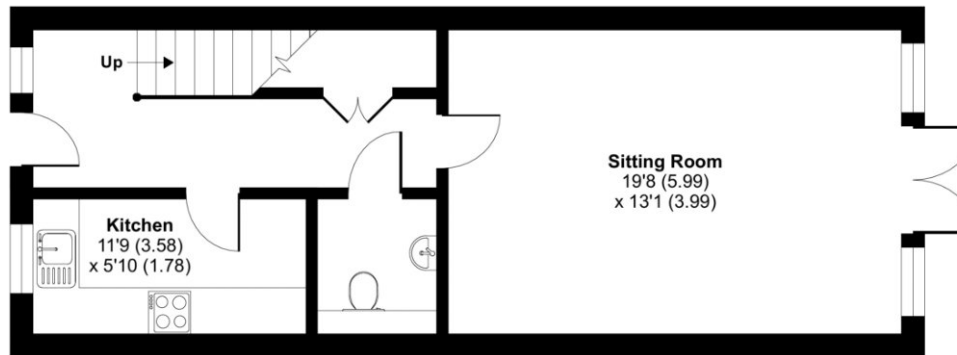
Splendid modern town house, situated in a quiet select development and close to a range of local amenities. This delightful two double bedroom property features a well appointed kitchen, separate living/dining room with doors opening onto the courtyard garden and a useful ground floor cloakroom. The kitchen is fitted with a range of appliances including an electric oven, gas hob, washing machine and fridge freezer. The two bedrooms can both be found on the first floor sharing a fitted three piece bathroom with shower over the bath. Outside there is a low maintenance courtyard garden with useful garden shed and a rear access gate. Allocated parking can be found to the front for one car and there is also the use of a number of visitor spaces in the development. Unfurnished.

Approximate Area = 966 sq ft / 89.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(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). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1244193 

SITUATION

Situated on the western outskirts of Winchester and just a short drive to the city centre and railway station (0.5 miles away) which has a fast rail link to London Waterloo (57 minutes). There is a range of shops, fine restaurants and contemporary bars in Winchester. The famous Cathedral and beautiful Water Meadows are within the city and there is network of footpaths and bridleways for walking and riding in the surrounding countryside. Communications are excellent with the A34, M3 and M27 within easy reach.



SPECIFICATION

- Two bedroom terraced townhouse
- Living room with doors to garden
- Modern kitchen
- Courtyard garden
- Allocated parking
- Unfurnished

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

ASKING PRICE £425,000

TENURE

Freehold