



11 DEVENISH ROAD
Winchester, Hampshire, SO22 6EX

Carter Jonas

11 DEVENISH ROAD, WINCHESTER, HAMPSHIRE, SO22 6EX

- Sitting room
- Kitchen / dining room
- 4 bedrooms
- 2 bathrooms
- Rear garden
- Driveway with parking
- EPC rating D

DESCRIPTION

This well-presented property offers a very practical layout and has been refurbished by the current owners. The entrance hall leads onto a sitting room with wood flooring and a feature fireplace. To the rear of the house is an open plan kitchen / dining room with a range of contemporary base and eye level units and an integrated stainless-steel oven and hob. Double doors lead from the dining area onto the rear garden. On the first floor there are three bedrooms and a family bathroom, and on the second floor is a wonderfully light 4th bedroom and second bathroom.

OUTSIDE

Externally, the rear garden is made up of a patio area directly to the rear of the property, with the remainder laid to lawn. To the front of the house is a gravel driveway with parking.

A 4 BEDROOM SEMI DETACHED HOME CONVENIENTLY LOCATED ON THE EDGE OF THE CITY



LOCATION

Steeped in history, Winchester is England's ancient capital city and former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world class attractions which includes the magnificent cathedral. The city itself offers a wide and varied selection of unique independent shops and historical attractions, along with a choice of fine dining general eateries, contemporary bars and cultural cinema and renowned theatre productions. Winchester is perfectly located for the commuter, family or professional, within a 1 hour commute of London Waterloo by train. Road links are equally conveniently accessible with the M3, A34, A303 and M27 close to hand giving ease of access to The South Coast, The New Forest, Wiltshire and Dorset. Nearby schools include Western CE Primary, The Westgate School and Peter Symonds College.

ADDITIONAL INFORMATION

Tenure: Freehold.

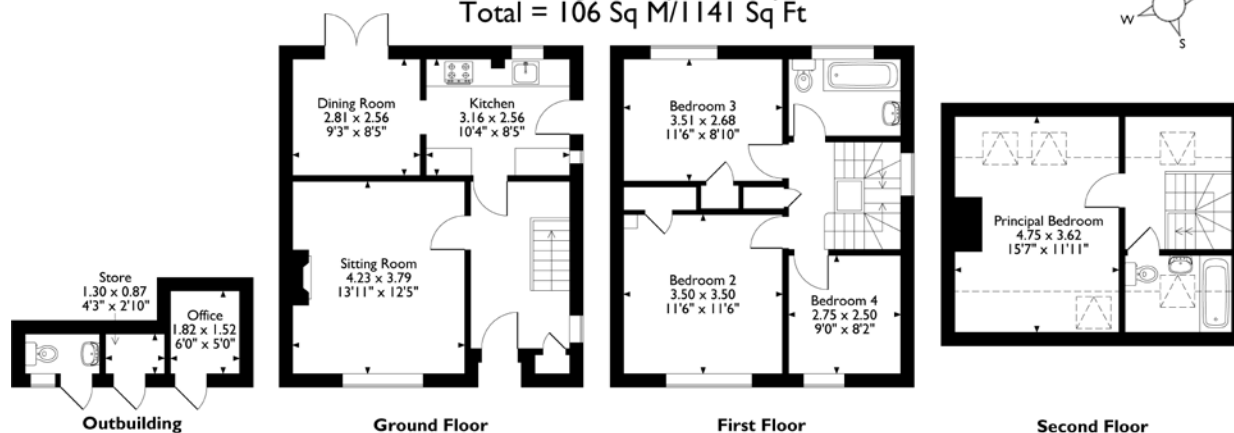
Services: Mains water, electricity, gas and drainage. Gas central heating.

Local Authority: Winchester City Council. Council Tax Band C.

Viewing: Strictly by the agent, Carter Jonas.



11 Devenish Road, Winchester, Hampshire
 Approximate Gross Internal Area
 Main House = 101 Sq M/1087 Sq Ft
 Outbuilding = 5 Sq M/54 Sq Ft
 Total = 106 Sq M/1141 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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