



EASTGATE STREET, WINCHESTER, SO23

£2,860 per month*

Carter Jonas

EASTGATE STREET, WINCHESTER, HAMPSHIRE, SO23 8EB

- 3/4 Bedrooms
- 2 Reception rooms
- 3 Bathrooms
- Unfurnished
- Town House
- Double Carport
- Terraced Garden

LOCATION

The property is located at the edge of the city centre with a quiet cul-de-sac to the rear and wonderful views of St Johns Alms houses and gardens, from the west facing attic room there is a grand vista of the Cathedral and the city. The property is a short drive from the M3 motorway and within walking distance of the bus and railway stations for fast trains to London.

THE PROPERTY

The rooms are bright and spacious with large feature windows and fabulous curtains. On the lower ground floor there is a newly completed fully fitted kitchen/breakfast room with French doors to the back garden, and a snug room which can double as a 4th bedroom with ensuite shower room.

At street level there is an entrance lobby leading to a dual aspect sitting room/dining room with feature fireplace and superb high ceilings. There is a large principal bedroom with traditional features and built-in wardrobes on the second floor and a large family bathroom with a bath and a separate double shower and built-in sound system.

The third floor houses the second double bedroom which overlooks the garden. The attic double bedroom renovation has just been completed to include a new ensuite shower room. There is excellent storage in all the bedrooms and the main bathroom.


OUTSIDE

There is an easy to maintain rear terraced garden leading to a double carport with a store room, the property qualifies for further permit parking.

A rare opportunity for city centre living in a Grade 2 listed, iconic Winchester town house, benefitting from off street parking and lovely views over the city.



Energy Efficiency Rating

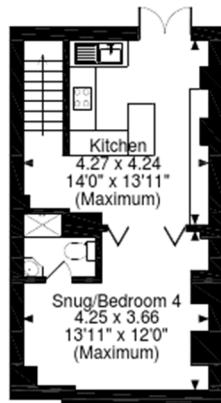
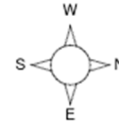
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

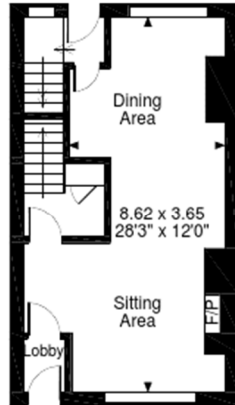
Offers	Available for a minimum term of 12 months longer terms may be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band F check with Winchester City Council for current charges
Services	Mains water, electricity, gas and drainage. For internet and mobile coverage check the ofcom website
Deposit	Holding fee equivalent of 1 weeks' rent £660 Deposit equivalent to 5 weeks' rent @ £2,860 pcm = £3,300



Eastgate Street, Winchester
Approximate Gross Internal Area
Main House = 1,629 sq ft / 151 sq m
Outbuilding = 291 sq ft / 27 sq m
Total = 1,920 sq ft / 178 sq m



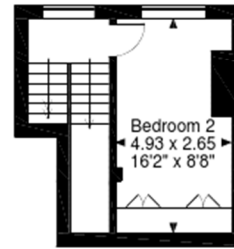
Lower Ground Floor



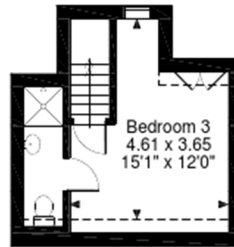
Ground Floor



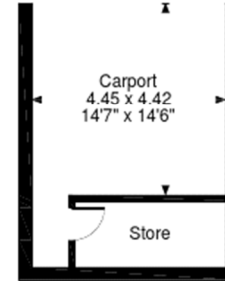
First Floor



Second Floor



Third Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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IMPORTANT INFORMATION

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T: 01962 876838

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

E: winchester-residentiallettings@carterjonas.co.uk

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