



**EASTGATE STREET, WINCHESTER, SO23**

£2,860 per month\*

**Carter Jonas**

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# 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-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

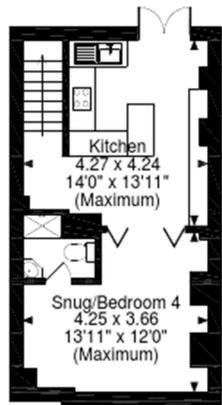
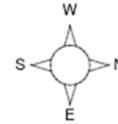
**Local Authority** Council Tax Band F check with Winchester City Council for current charges

**Services** Mains water, electricity, gas and drainage.  
For internet and mobile coverage check the ofcom website

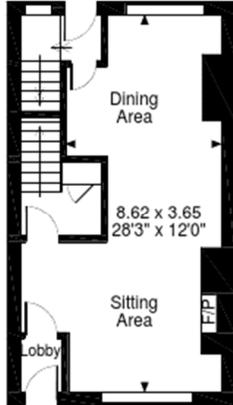
**Deposit** Holding fee equivalent of 1 weeks' rent £660  
Deposit equivalent to 5 weeks' rent @ £2,860 pcm = £3,300



**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**



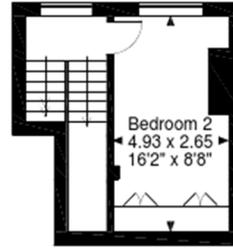
Lower Ground Floor



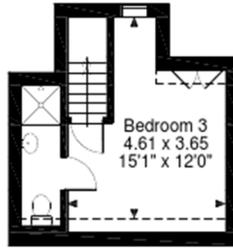
Ground Floor



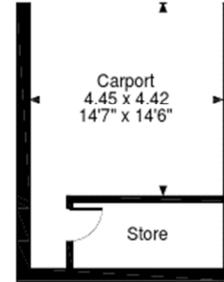
First Floor



Second Floor



Third Floor



Outbuilding



**IMPORTANT INFORMATION**

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**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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