



**GREAT MINSTER STREET, WINCHESTER, SO23**

£2,600 per month\*

**Carter Jonas**

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# **GREAT MINSTER STREET, WINCHESTER, HAMPSHIRE, SO23 9HA**

- 3 Bedrooms
- 3 Reception rooms
- 2 Bathrooms
- Kitchen
- Courtyard Garden
- Permit Parking

## **THE PROPERTY**

The accommodation comprises drawing room with working fireplace, dining room, fully fitted kitchen, downstairs w.c., additional reception/TV room on lower ground floor.

The main bedroom and bathroom, with separate shower cubicle and bath, are on the first floor and on the top floor there are two further double bedrooms and a bathroom.

The property benefits from a wealth of period features, with beams and shutters to many windows.

## **OUTSIDE**

There is a small but charming courtyard garden and the road outside has recently become pedestrianised, with vehicular access when necessary.

The property is offered unfurnished for a minimum term of 12 months.

## **SERVICES**

Council Tax: Band F. check with Winchester City Council for current charges

Mains water, electricity and gas.

For internet and mobile coverage check the ofcom website

Well presented throughout, an attractive 3 bedroom period town house in the heart of the City backing onto the Cathedral grounds and within a short walk of the railway station, theatre, cinema, and all the amenities of 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>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>45</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 will be considered

Viewing Strictly by appointment

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

Deposit Holding fee equivalent of 1 weeks' rent £600  
Deposit equivalent to 5 weeks' rent @ £2,600 pcm = £3,000



AWAITING FLOOR PLAN

129 SQM



**IMPORTANT INFORMATION**

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Classification L2 - Business Data