



**ST. CROSS ROAD, WINCHESTER, SO23**

£3,000 per month\*

**Carter Jonas**

# THE FRIARY, ST. CROSS ROAD, WINCHESTER, HAMPSHIRE, SO23 9JA

A well presented, spacious, detached 3 bedroom house, with off street parking and courtyard garden. The house is within an easy walk of the amenities of the city centre and the railway station as well as the Water Meadows.

- Sitting room
- Dining / Kitchen
- 3 Double bedrooms
- Bathroom
- Shower room
- Off street parking
- Courtyard Garden

## THE PROPERTY

Entrance hall giving access to all downstairs rooms. There is a large sitting room with vaulted ceiling and patio doors to the garden. The kitchen has a good range of eye and base level units, built in double oven, electric hob, dishwasher, fridge freezer and washing machine and is open plan to the dining room which has a log burner. There is a contemporary downstairs loo/shower room.

Upstairs there are three double bedrooms, two with built in wardrobes and a contemporary bathroom with a shower over the bath.

## OUTSIDE

There is off street parking for 2 cars to the front of the property. There is an enclosed, walled, courtyard garden to the side with a good sized terrace, garden shed and direct access.

## SERVICES

Mains water, electricity, gas and drainage.

For internet and mobile coverage check the Ofcom website.



## 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>		75
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 E; for current charges check with Winchester City Council.

**Deposit** Holding deposit of 1 week's rent = £692  
Deposit equivalent to 5 weeks' rent = £3461



The Friary, 19 St. Cross Road, Winchester, Hampshire  
 Approximate Gross Internal Area  
 144 Sq M/1547 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.



**IMPORTANT INFORMATION**

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