



ST. CROSS ROAD, WINCHESTER, SO23
£3,000 per month*

Carter Jonas

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

- 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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(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 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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