



## **24 MILL PLACE**

Micheldever Station, Winchester, Hampshire, SO21 3BZ

**Carter Jonas**



## 24 MILL PLACE, MICHELDEVER STATION, WINCHESTER, HAMPSHIRE, SO21 3BZ

- 2 bedrooms, both ensuite
- Living room
- Kitchen
- Carport
- Garden

### DESCRIPTION

24 Mill Place is a mid-terrace house and is situated in a very convenient location near to Micheldever Station. The property is well planned with the front door opening into a spacious hall and useful cloakroom. The living room is bright and spacious with patio doors leading out to the garden which is mainly laid to lawn. There is a well designed kitchen with space for a dining table. On the first floor are two double bedrooms one with shower ensuite and the other room with a bath ensuite. There is an airing cupboard and access to the loft on the landing.

### OUTSIDE

To the rear is the enclosed east facing garden. It is an attractive feature of the property. There is a patio area and shed. A gate provides access to the car port and the 2 parking spaces.

## A SPACIOUS 2 BEDROOM HOUSE WITH A CARPORT AND PARKING CLOSE TO THE STATION





### LOCATION

Micheldever Station is surrounded by beautiful countryside and benefits from a public house and railway station with a regular train service to Winchester, Basingstoke and London (Waterloo) approximately 1 hour. Micheldever village has a primary school, church and shop/post office. The village is approximately 10 miles north of Winchester, 10 miles south of Basingstoke and 1½ miles from the A303 which connects with the A30, A34 and M3.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water, electricity, LPG. Sewerage treatment plant. Estate Management Charge for 2024 £1,194.21. Broadband: Fibre to the premises (FTTP). For internet and mobile services check Ofcom's website.

**Local Authority:** Winchester City Council. Council Tax Band D.

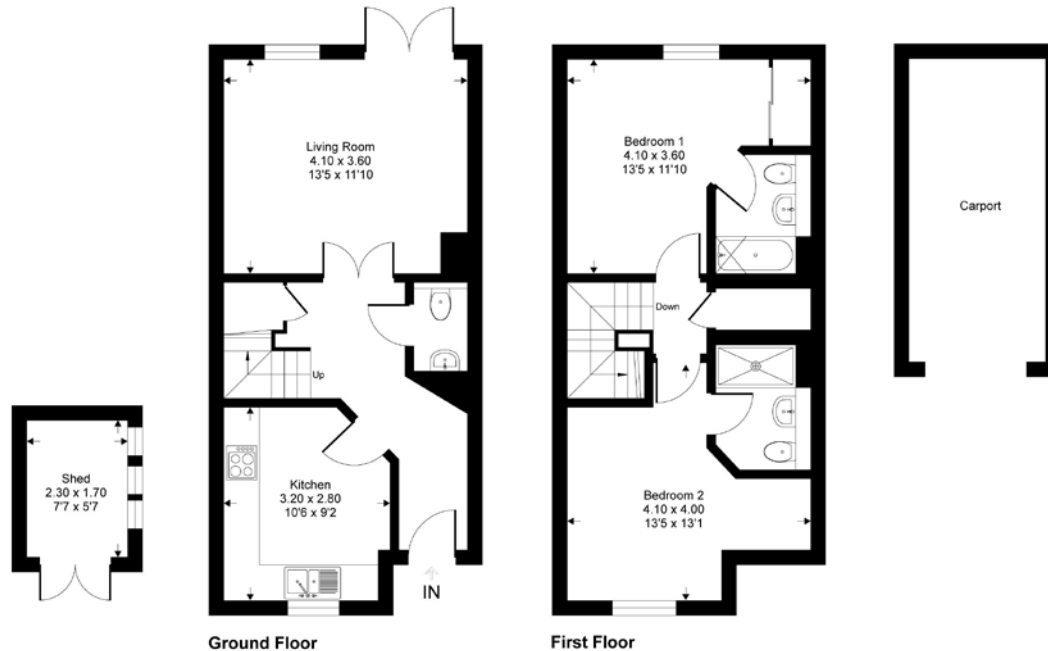
**Viewings:** Strictly by appointment with Carter Jonas, 01962 842742.





## Mill Place, SO21

Approximate Gross Internal Area = 72 sq m / 776 sq ft  
Approximate Outbuilding Internal Area = 3.9 sq m / 42 sq ft  
Approximate Total Internal Area = 75.9 sq m / 818 sq ft  
(exclude carport)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
Produced for Carter Jonas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	74	
(55-68) <b>D</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	

**Winchester 01962 842742**

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.