



6 NORTHFIELDS COTTAGES

Northfields, Twyford, Hampshire, SO21 1NZ

Carter Jonas

6 NORTHFIELDS COTTAGES, NORTHFIELDS, TWYFORD, HAMPSHIRE, SO21 1NZ

AN APPEALING 2 BEDROOM HOME WITH SCOPE FOR IMPROVEMENT

- 2 bedrooms
- Sitting room
- Kitchen
- Cloakroom
- Bathroom
- Garden
- Driveway
- Scope for modernisation
- EPC rating C

DESCRIPTION

This well-proportioned home offers great potential and scope for improvement. Ground floor accommodation comprises a sitting room with a window to the front, and a door to the adjoining dining room with sliding patio doors to the rear garden. The kitchen has a range of units and a door to the side of the property. First floor accommodation includes two double bedrooms and a bathroom.

OUTSIDE

Externally, the rear garden is mainly laid to lawn with a patio and a pathway leading to a timber shed.



LOCATION

Twyford is a large and attractive village next to the River Itchen about 4 miles south of central Winchester. Although conveniently close to the city, it supports a good range of local facilities including an excellent village shop, post office, schools, pubs, church, doctor's surgery, chemist and dentist. There is a mainline station at Winchester but another is close by in Shawford. Access to the motorway network via Junction 11 of the M3 is within 2 miles. Nearby schools include the highly regarded Westgate Secondary School and St Mary's Church of England Primary School.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity, gas and drainage. Gas central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Winchester City Council.

Council Tax: Band B

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



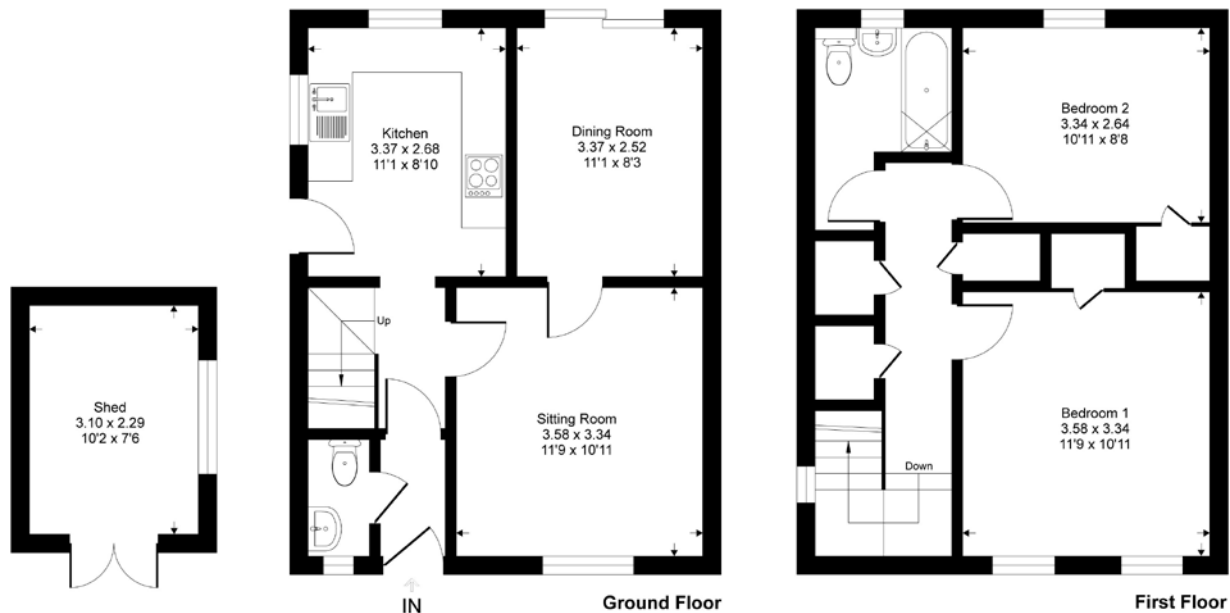


Northfields Cottages, SO21

Approximate Gross Internal Area = 76.5 sq m / 824 sq ft

Approximate Outbuilding Internal Area = 7 sq m / 76 sq ft

Approximate Total Internal Area = 83.5 sq m / 900 sq ft



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+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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, Hampshire, SO23 8RZ

carterjonas.co.uk

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