



ROSEBANK

Sherbrooke Close, Kings Worthy, Winchester, Hampshire, SO23 7PN

Carter Jonas

ROSEBANK, SHERBROOKE CLOSE, KINGS WORTHY, WINCHESTER, HAMPSHIRE, SO23 7PN

- Two Bedrooms
- Kitchen
- Conservatory
- Garage & Carport
- Modernisation Required
- No Chain

DESCRIPTION

Originally built in the 1970's this detached bungalow is now in need of modernisation and refurbishment. Approached via a private drive that provides access to just three homes. To the front of Rosebank there is ample driveway parking and access to the rear garden, carport and garage. Through the double glazed side door you enter the conservatory which in turn opens via sliding doors to the sitting room. From the sitting room you can access the kitchen and inner hallway which provides access to two bedrooms and shower room.

OUTSIDE

To the outside you will find a carport, garage and storage shed, the rear garden has an area which is laid to lawn with an array of shrubs and planting.

GREAT POTENTIAL FOR MODERNISATION AND REFURBISHMENT



LOCATION

Kings Worthy is about 2.5 miles to the north-east of Winchester city centre. It is well placed for local shops and amenities including Tesco Express, two post offices, primary school, pharmacy, doctor's surgery and two public houses. Other facilities include the well-regarded Cobbs Farm Shop with café. There is also a good bus service to the city centre. Henry Beaufort secondary school is approximately 3 miles away. A more comprehensive range of shopping, recreational and sporting facilities can be found in Winchester where there is also a main line railway station. The surrounding countryside including the South Downs National Park are renowned for their beauty and there are delightful walks and rides close by.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: We have been advised by the current owners that the property is not connected to mains gas or drainage. Mobile phone coverage and broadband speeds can be checked here: <https://checker.ofcom.org.uk/>.

Local Authority: Winchester City Council. Council Tax Band E.

Viewing: Strictly by appointment through the agent, Carter Jonas.



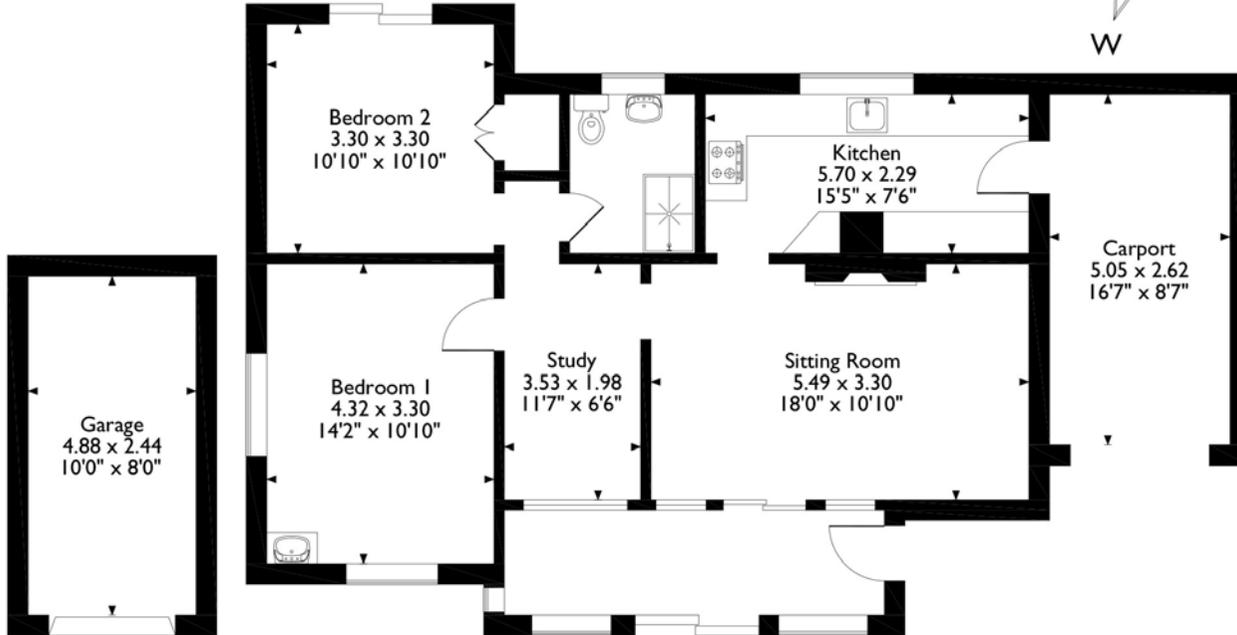
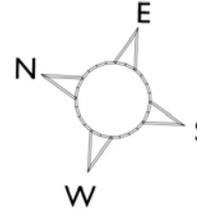
Rosebank, Sherbrooke Close Kings Worthy, Winchester, Hampshire

Approximate Gross Internal Area

Main House = 80 Sq M/866 Sq Ft

Garage = 12 Sq M/128 Sq Ft

Total = 92 Sq M/994 Sq Ft



Ground Floor

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G	17	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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