



## 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.





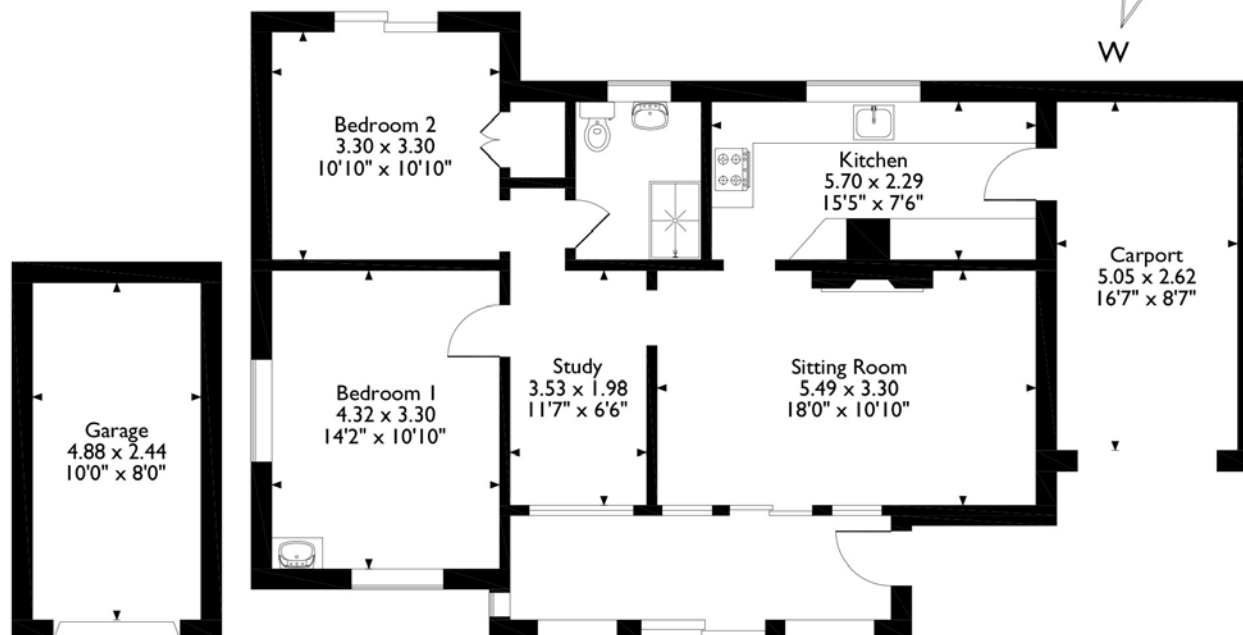
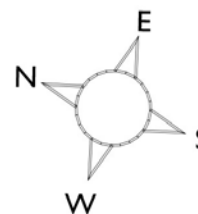
Rosebank, Sherbrooke Close Kings Worthy, Winchester, Hampshire

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	17	
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.