



WHARF HILL, WINCHESTER, SO23
£1,550 per month*

Carter Jonas

WHARF HILL, WINCHESTER, SO23

Pretty end-of-terrace two bedroom house, conveniently located in an established area near the city centre and beautiful water meadows.

The front door opens into a good sized double reception room with built-in shelving and cupboards surrounding a feature fireplace (non-operational). The reception room is open plan to the contemporary kitchen which has integrated appliances and has French doors to the rear garden. There is a good sized storage cupboard beneath the staircase which forms a feature within the reception room.

Upstairs, there are two double bedrooms one of which overlooks the garden and a recently re-fitted bathroom with shower over bath.

Outside there is a charming, low maintenance walled patio area with elevated terrace.

Entitled to apply for permit parking.

Council Tax Band: D (check Winchester city council website for current cost)

Services: mains gas, electricity, water and drainage.

For internet and mobile coverage please check the Ofcom website.

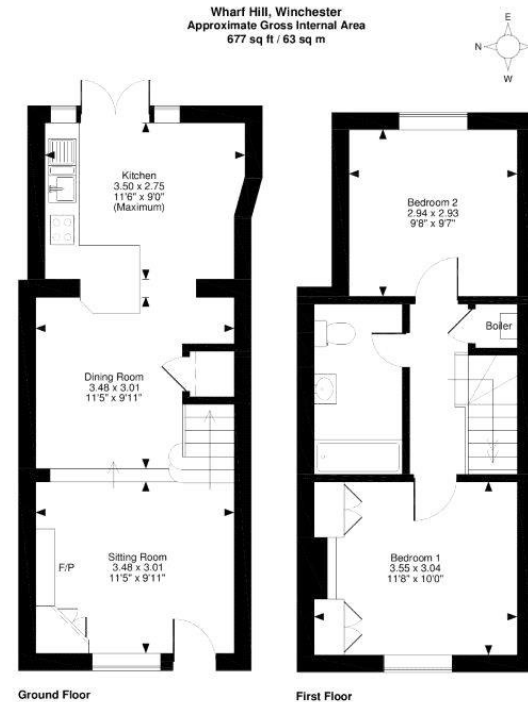
Available for a minimum initial term of 12 months.

Holding deposit equivalent to 1 week's rent = £357 @ £1,550 pcm

Deposit is 5 weeks rent (£1,550 pcm = £1,788 deposit)

- 2 Bedrooms
- 1 Bathroom
- House
- 1 Reception Room
- Patio garden
- Unfurnished
- Permit Parking
- EPC = D

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		85
B (81-90)		
C (69-80)		
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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Winchester Lettings 01962 876838
winchester-residentiallettings@carterjonas.co.uk
9a Jewry Street, Winchester, Hampshire, SO23 8RZ



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Classification L2 - Business Data

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