



CORNES CLOSE

Winchester, Hampshire, SO22 5DS

Carter Jonas

37 CORNES CLOSE, WINCHESTER, HAMPSHIRE, SO22 5DS

- 3-4 bedrooms
- Sitting/dining room
- Bath and ensuite shower room
- Garage and driveway
- Enclosed garden
- No onward chain

DESCRIPTION

Set in a cul-de-sac of similar homes, this versatile town house offers flexible living with up to 4 bedrooms. The recessed entrance door provides access to the inner hall, with stairs rising to first floor and doors through to the family room/bedroom 4, and courtesy door through to the garage. The family room/bedroom has French doors opening onto the rear garden. On the first floor there is a spacious "L" shaped sitting room, with Juliet balcony and windows to the rear overlooking the rear garden. To the front you will find the kitchen/dining room with a modern range of wall base and drawer units and provision for appliances. On the second floor there are three bedrooms, bathroom and further ensuite shower room to bedroom 1.

OUTSIDE

Outside there is a blocked paved driveway suitable for two medium sized vehicles to park in tandem plus garage. The rear garden has a paved terrace, path, and rear pedestrian access.

STUNNING 3-4 BEDROOM TOWN HOUSE WITHIN WESTGATE SCHOOL CATCHMENT. OFFERED WITH NO ONWARD CHAIN.



LOCATION

Cornes Close is superbly positioned for easy access to the mainline railway station (London Waterloo in under an hour), and the city with its High Street shops, boutiques, coffee shops, public houses, restaurants, theatre, cinema, Winchester University, museums and, of course, the historic Cathedral. The property is within 0.5 miles walking distance of Western Primary School and just under a mile of Westgate Primary and Secondary Schools. Despite its proximity to the centre Cornes Close is a leafy and quiet area perfectly suited to families.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage, Gas central heating.

Broadband: Fibre to the Cabinet (FTTC). For internet and phone services check OFCOM website.

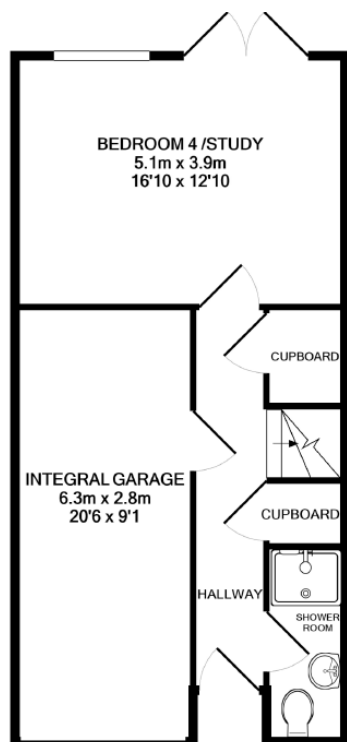
Local Authority: Winchester City Council.

Council Tax Band: F

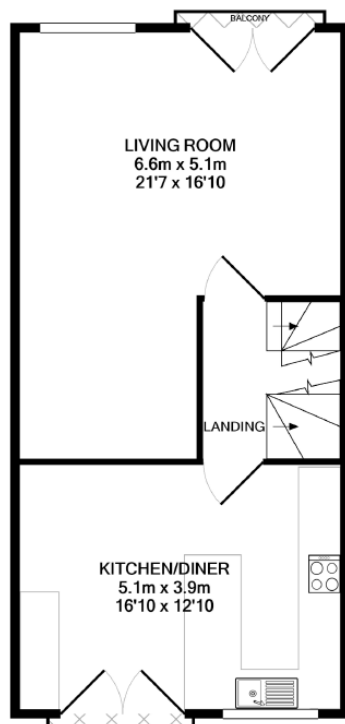
EPC Rating: D

Viewings: Strictly through the selling agent Carter Jonas 01962 842742.

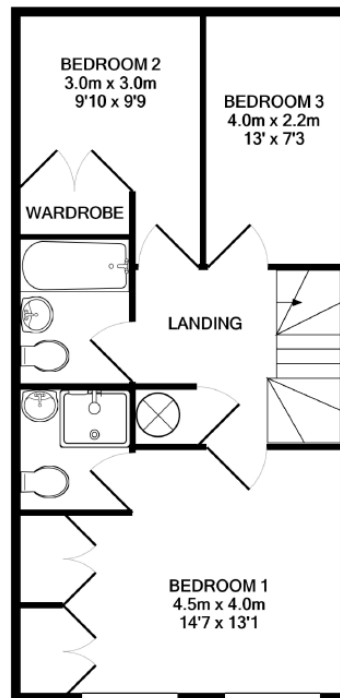




GROUND FLOOR
APPROX. FLOOR
AREA 53.8 SQ.M.
(579 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 64.7 SQ.M.
(589 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 54.7 SQ.M.
(589 SQ.FT.)

TOTAL APPROX. FLOOR AREA 163.3 SQ.M. (1758 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <div> EU Directive 2002/91/EC </div>		

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IMPORTANT INFORMATION

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