

EDGAR ROAD
Winchester, Hampshire, SO23 9TN

Carter Jonas

EDGAR ROAD, WINCHESTER, HAMPSHIRE, SO23 9TN

AN ATTRACTIVE THREE-STOREY TOWNHOUSE, PRESENTED IN GOOD DECORATIVE ORDER AND SITUATED IN THE HIGHLY DESIRABLE ST CROSS AREA, WITHIN EASY WALKING DISTANCE OF WINCHESTER CITY CENTRE

- Three bedrooms
- Two Reception rooms
- One Bathroom
- Garden
- No onward chain
- EPC Rating D



DESCRIPTION

The property is accessed via an entrance hall on the first floor, leading to a bright and generous living room, providing an excellent space for relaxing and entertaining. Also on this floor is a well-proportioned kitchen/breakfast room and a convenient cloakroom/WC.

The second floor comprises three bedrooms, including two generous doubles and a comfortable single bedroom, all served by a family bathroom.

A particular feature of the property is the lower ground floor, which offers a substantial integral garage alongside a study, providing excellent flexibility for use as a home office, gym, hobby room, studio, storage area, or potential additional living space (subject to any necessary consents).

OUTSIDE

Externally, the property benefits from an attractive frontage and outside space that can be enjoyed for relaxation, planting or practical use. The exterior contributes to the overall appeal of the home and provides a welcoming first impression.

LOCATION

Edgar Road is situated in the highly regarded St Cross area of Winchester, well placed for the city centre, cathedral, shops, restaurants and cultural amenities. Winchester mainline station is approximately 0.9 miles away, providing regular services to London Waterloo, while the city centre is around 0.7 miles distant and the open spaces of the Water Meadows and walks beside the River Itchen are close by. The property is also conveniently positioned for access to the M3, with Junction 9 approximately 2.5 miles away, linking with Southampton, Basingstoke and London.

ADDITIONAL INFORMATION

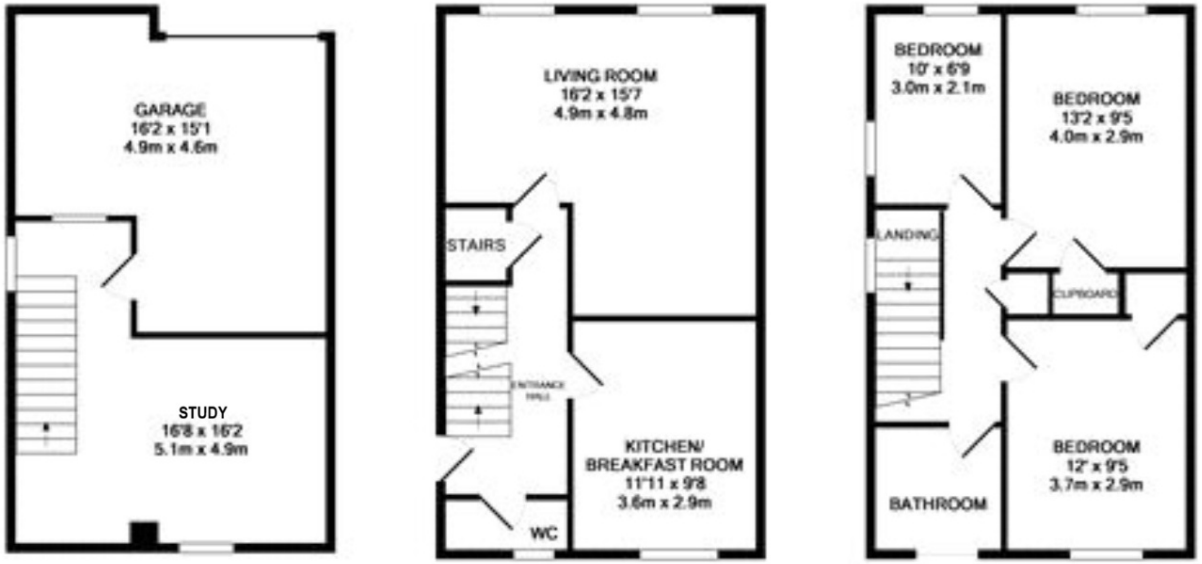
Tenure: Freehold
Services: Mains water, gas, electricity and drainage. Gas central heating.
Local Authority: Winchester City Council
Council Tax: Band E
Broadband: Fibre to the Premises (FTTP). For internet and mobile services check Ofcom's website.
Viewings: Strictly by appointment through the agent, Carter Jonas, 01962 842742.
What3words: tribes.fruits.fidget











GROUND FLOOR
APPROX. FLOOR
AREA 39.7 SQ.M.
(427 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 41.5 SQ.M.
(447 SQ.FT.)

2ND FLOOR
APPROX. FLOOR
AREA 41.4 SQ.M.
(445 SQ.FT.)

TOTAL APPROX. FLOOR AREA 122.6 SQ.M. (1319 SQ.FT.)

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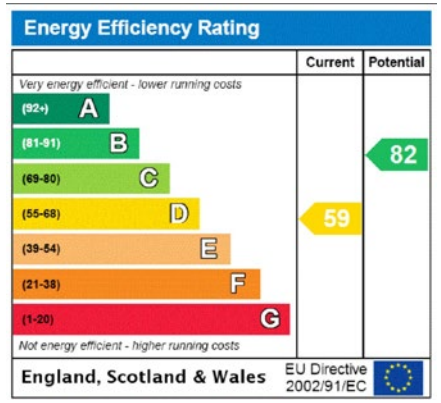

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