



EDGAR ROAD, WINCHESTER, SO23
£2,350 per month*

Carter Jonas

EDGAR ROAD, WINCHESTER, SO23

- Three bedrooms • Two reception room • Family bathroom
- Town house • Unfurnished • Garden • Garage • EPC Rating E

A three storey town house in good decorative order in the desirable area of St Cross and within easy walking distance of the City Centre with a host of restaurants and shops and mainline station to London Waterloo and good access to M3.

Offering spacious accommodation comprising L shaped reception room, fitted kitchen with gas cooker and appliances and w.c. to the first floor. On the top floor there are 2 double bedrooms, a single bedroom and a bathroom with shower over the bath. Wooden flooring throughout first and second floors. Lower ground floor with large room suitable for a home office or gym etc, single garage, workshop, drive with parking for 2 cars and additional permit parking available.

Outside

Enclosed rear garden with patio and lawned area.

Additional Information

Services: Mains water, gas and electricity.

Council Tax: Band E. Check Winchester City Council for current charges.

Broadband: Internet & Mobile - Check ofcom website for speeds and availability

At a rent of £2350.00 per calendar month:

Holding deposit of 1 week's rent £542.00

Security deposit of 5 weeks rent £2711.00



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.)

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 here 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		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Classification L2 - Business Data

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