



EASTGATE STREET, WINCHESTER, SO23

£3,000 per month*

Carter Jonas

A rare opportunity for city centre living in a Grade 2 listed, iconic Winchester town house, benefitting from off street parking and lovely views over the city.

- 3/4 Bedrooms
- 2 Reception rooms
- 3 Bathrooms
- Unfurnished
- Town House
- Double Carport
- Terraced Garden

The property is located at the edge of the city centre with a quiet cul-de-sac to the rear and wonderful views of St Johns Alms houses and gardens, from the west facing attic room there is a grand vista of the Cathedral and the city. The property is a short drive from the M3 motorway and within walking distance of the bus and railway stations for fast trains to London.

The rooms are bright and spacious with large feature windows and fabulous curtains. On the lower ground floor there is a newly completed fully fitted kitchen/breakfast room with French doors to the back garden, and a snug room which can double as a 4th bedroom with ensuite shower room.

At street level there is an entrance lobby leading to a dual aspect sitting room/dining room with feature fireplace and superb high ceilings. There is a large principal bedroom with traditional features and built-in wardrobes on the second floor and a large family bathroom with a bath and a separate double shower and built-in sound system.

The third floor houses the second double bedroom which overlooks the garden. The attic double bedroom renovation has just been completed to include a new ensuite shower room. There is excellent storage in all the bedrooms and the main bathroom.

There is an easy to maintain rear terraced garden leading to a double carport with a storeroom, the property qualifies for further permit parking.



Council Tax: Band F (please check with Winchester City Council for current charges)

EPC : D

Mains water, electricity, gas and drainage.

For internet and mobile coverage check the Ofcom website

At a rent of £3,000.00 per calendar month:

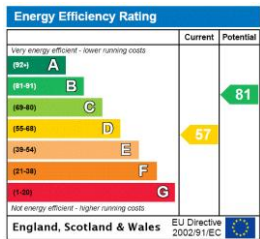
Holding deposit of 1 week's rent £692.00

Security deposit of 5 weeks rent £3,461.00.

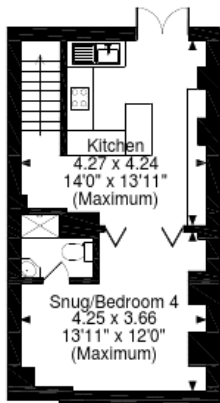
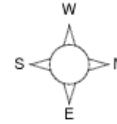
ADDITIONAL INFORMATION

Viewing Strictly by appointment

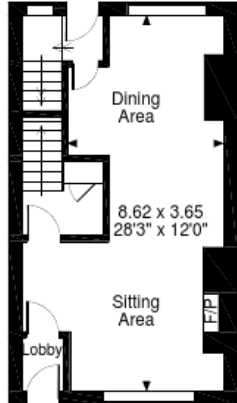
Local Authority Winchester City Council, Winchester - Council Tax Band F



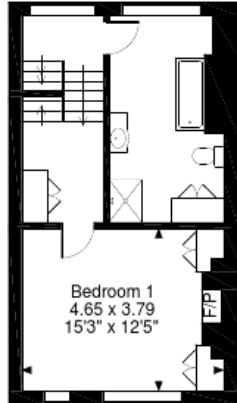
Eastgate Street, Winchester
Approximate Gross Internal Area
Main House = 1,629 sq ft / 151 sq m
Outbuilding = 291 sq ft / 27 sq m
Total = 1,920 sq ft / 178 sq m



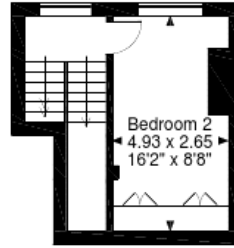
Lower Ground Floor



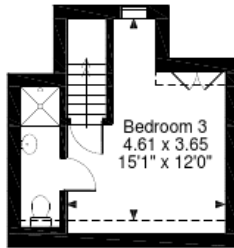
Ground Floor



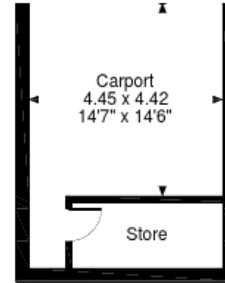
First Floor



Second Floor



Third Floor



Outbuilding



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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

IMPORTANT INFORMATION

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