

# Purdie & Swan

Lettings and Property Management



St. Cross, Winchester  
Price: £2,650 PCM



## Property Features

VICTORIAN HOUSE \* SOUGHT AFTER ROAD \* CLOSE TO ST. FAITH'S PRIMARY SCHOOL \* ENCLOSED GARDEN \* OPEN PLAN KITCHEN \* FABULOUS LIVING SPACE \* AVAILABLE LONG TERM \* HIGH SPECIFICATION \* CLOSE TO WATER MEADOWS \* 103 SQUARE METRES.

## Description

ST. FAITH'S CATCHMENT – An extended terraced family house located on this prestigious street close to the primary school of the same name. The property offers an especially light open plan kitchen/dining area with bi fold doors that lead to the garden with decked area. The property is finished to a high standard and in a contemporary style with period features and comprises: double reception room to the front of the house with built in shelves and gas fire to the front and ornamental fire place to the rear plus storage under the stairs, utility room with space for dryer and plumbing for washing machine leading onto a cloakroom, large eat in kitchen with plenty of storage and includes a dishwasher, gas hob, oven, steam oven, fridge/freezer and wood floors with bi fold doors leading to the garden. On the first floor there is a good sized main bedroom with built in wardrobes, further double bedroom with pine wardrobe, single bedroom, bathroom with shower over bath. There is attic storage and garden with rear access. On street parking permits can be obtained via the council, two resident and two visitor permits, plus gas central heating and hot water. All services are mains connected.

## Additional Information

**Available: 25<sup>th</sup> July 2024**

**Postcode: SO23 9QD**

**Winchester City Council: Tax band D**

**Deposit: £3057 (five weeks rent based on advertised rent)**

**Holding deposit: £611 (one weeks rent based on advertised rent)**

**EPC Rating: C**

**A pet at the Landlord's discretion**

**Unfurnished**

**Broadband available (refer to the Ofcom Checker for more detail <https://checker.ofcom.org.uk/en-gb/broadband-coverage>):**

**Superfast Fibre Broadband – 44-70 Mbps download speed**

**Standard Broadband – Up to 24 Mbps to download speed**

**Mobile Signal/Coverage (refer to the Ofcom Checker for more detail <https://checker.ofcom.org.uk/en-gb/mobile-coverage>):**

**Providers available with likely good coverage: Three, EE, O2, Vodafone**

## AGENTS DETAILS

T - 01962 842155

E - [katherine@purdieandswan.co.uk](mailto:katherine@purdieandswan.co.uk)

W - [www.purdieandswan.co.uk](http://www.purdieandswan.co.uk)

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