

# Purdie & Swan

Lettings and Property Management



**Elder Close, Winchester, SO22 4LG**  
**Rent: £1,595 pcm EPC Rating: C Council Tax Band: C**

## Property Features

ENCLOSED GARDEN \* ON STREET PARKING \* TERRACED HOUSE \*RECENTLY REFURBISHED \*GAS CENTRAL HEATING AND HOT WATER \* WOOD EFFECT FLOORS DOWNSTAIRS \* UNFURNISHED \* CONVENIENT LOCAL AMENITIES.

## Description

This property is located in the popular area of Badger Farm which is within walking distance of Sainsburys and Badger Farm Surgery and the other amenities it has to offer. The property is within catchment for Oliver's Battery Primary School and Kings School plus near to St Peters Primary School. A path leads down a few steps to the house with a porch and an exterior storage cupboard. On entering, there is an entrance hall with a cloakroom off leading onto an open-plan sitting/dining room with wood effect floors and French doors to the rear garden. The kitchen is well-appointed with units providing ample storage and includes a washing machine and plumbing for a dishwasher and space for a undercounter fridge and freezer. On the first floor there are two double bedrooms both with built wardrobes and a further single bedroom with a built in wardrobe, there is also a linen cupboard with radiator and a family bathroom with a shower over the bath. The rear garden is mainly laid to lawn and there is a gate giving rear access to the property. There is free on street parking on a first come first service basis. Gas central heating and hot water and all services are mains connected.

## Additional Information

Post Code: SO22 4LG

Available: 15th August 2025

EPC Rating C

Deposit: 1840 (five weeks)

Holding deposit: 368 (one week)

Winchester City Council: Tax band C

Unfurnished

No pets

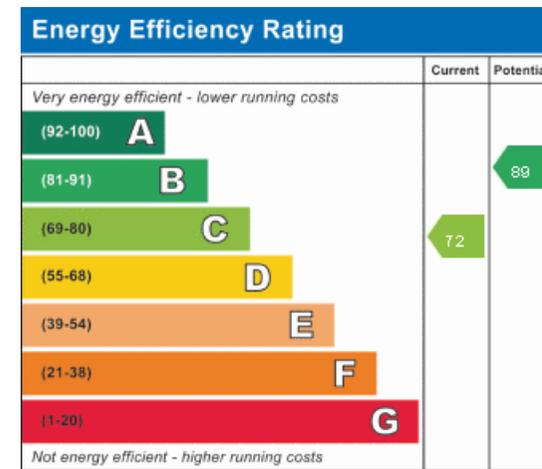
Broadband available (refer to the Ofcom Checker for more detail <https://checker.ofcom.org.uk/en-gb/broadband-coverage>):

Superfast Fibre Broadband – 60-80 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, 02, Vodafone



## AGENTS DETAILS

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We wish to inform you that these particulars, which are believed to be accurate, are set out for your guidance only, and do not constitute or form part of an offer or contract. You should satisfy yourself by inspection, searches, enquiries and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Purdie & Swan or the vendor or lessor. All measurements, distances and the proportions of the floor plans provided are approximate. We have not carried out a survey nor tested the services, appliances and specific fittings. Fixtures, fittings and furnishings are not included unless specifically described. It should not be assumed that the property remains as shown in the photographs. Amounts quoted are exclusive of VAT if applicable.