

# Purdie & Swan

Lettings and Property Management



Central Winchester  
Price: £2995 pcm





## Property Features

EV CHARGING POINTS \* SEPARATE UTILITY ROOM \* EPC RATING B \* NEAR RAILWAY STATION \*APPLIANCES INCLUDED \* OVER FOUR FLOORS \* DEVELOPMENT \* TWO PARKING SPACES \* COURTYARD GARDEN \* AIR SOURCE HEAT PUMP \* CENTRAL WINCHESTER \* MANAGED BY AGENT\*WESTGATE CATCHMENT.

## Description

FANTASTIC MODERN TOWNHOUSE IN CENTRAL WINCHESTER offering well proportioned, flexible accommodation which is finished to the highest of standards and in a contemporary style. The property benefits from multiple selling points including; air source heat pump, electric car charging point, exceptionally large fridge and freezer and separate utility room. This townhouse is close to both the train station and hospital and is laid out over four floors. There is a south facing, courtyard garden to the rear with a gate that leads to two parking spaces with an electric car charging point. The front door leads you into a large entrance hall with utility room which includes a washing machine and a separate dryer and separate cloakroom both leading off the hall. To the rear of the property there is a large kitchen/dining room with French doors to the garden. The kitchen has soft closing units, dishwasher, induction hob with Smart extractor, oven, microwave oven and separate large fridge, large freezer and instant boiling water Quooker tap. On the first floor is the drawing room with south facing views, third double bedroom and separate fully fitted bathroom with separate shower cubicle, stairs lead to the second floor which has a double bedroom and the principal bedroom with an en suite bathroom with separate shower cubicle. The top floor comprises fourth double bedroom with south facing views and en suite shower room. The house is pre wired for LAN and the central heating throughout is powered by an energy efficient electric boiler and air source heat pump with underfloor heating on the ground floor. All services are mains connected.

## Additional Information

Available: 20th November 2025 - Available beginning of October by negotiation

Postcode: SO22 5DE

EPC Rating: B

Winchester City Council: Tax band G

Deposit: 3455 (five weeks based on advertised rent)

Holding deposit: 691 (one week based on advertised rent)

Unfurnished

No Pets

Broadband available -refer to the Ofcom Checker for more detail

Mobile Signal/Coverage -refer to the Ofcom Checker for more detail

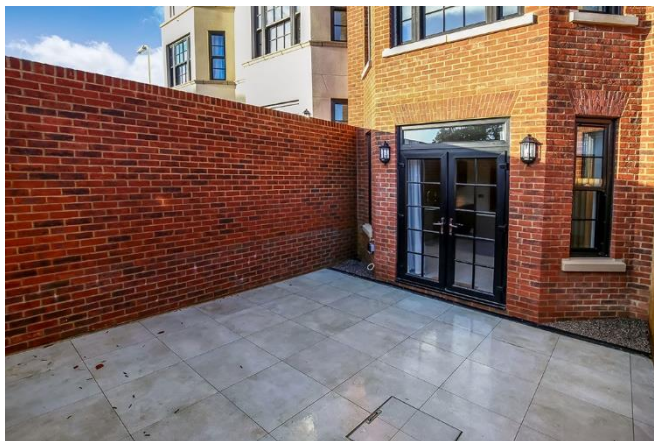
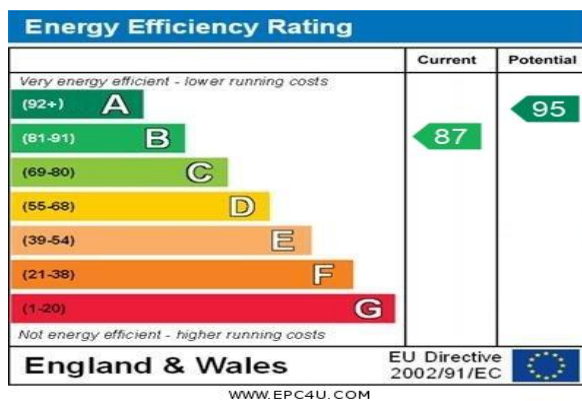
## AGENTS DETAILS

T - 01962 842155

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

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.



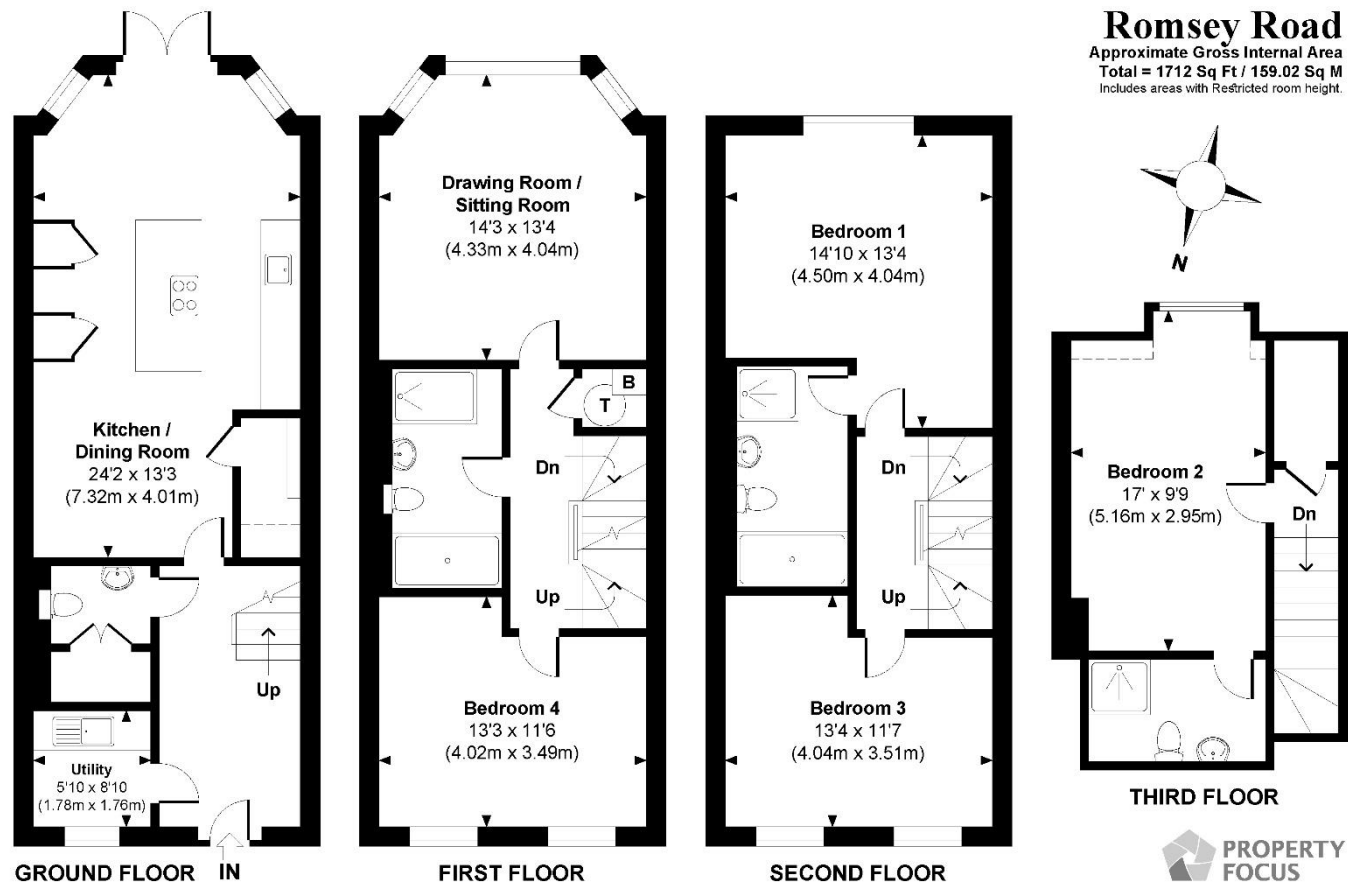
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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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