



The Shrubbery, Denmead

**£1,350 PCM**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## The Shrubby, Denmead

This two bedroom semi-detached house lies in a central location within the heart of the village of Denmead.

Internally the property benefits from attractive well proportioned accommodation featuring an entrance hall, cloakroom, kitchen with AEG hob & oven, lounge with French double glazed doors leading to the rear garden.

To the first floor are two double bedrooms, one with built in wardrobe space as well as the family bathroom.

The property has front and rear gardens with gated access to the rear garden and allocated parking for two cars.

The property has been professionally decorated throughout as well as new carpets

No Pets

EPC - C

Council Tax - C

Available from End September 2025



Additional Information

All main services

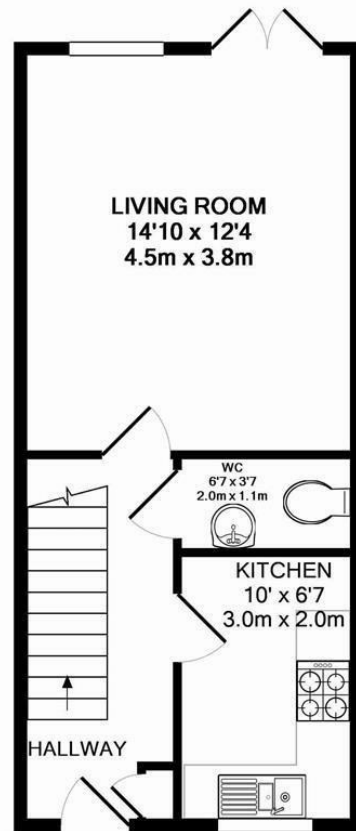
Local Authority - Winchester

Winchester City Council  
City Offices  
Colebrook Street  
Winchester  
SO23 9LY

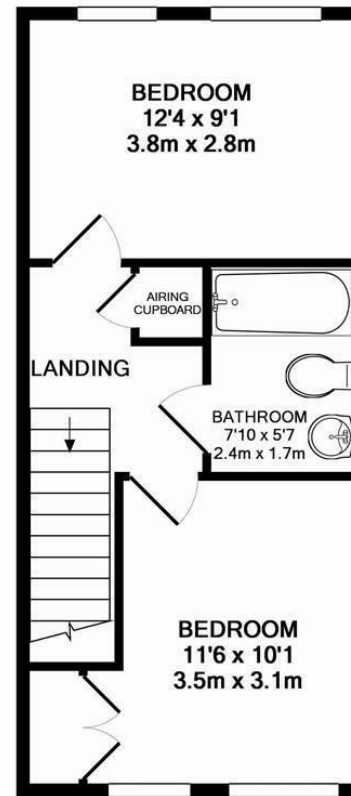
01962 840222

| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>91</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            | <b>77</b> |                                                                                                                |
| (55-68) <b>D</b>                            |           |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |





**GROUND FLOOR**  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.5 SQ.M.)



**1ST FLOOR**  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.5 SQ.M.)

**TOTAL APPROX. FLOOR AREA 699 SQ.FT. (65.0 SQ.M.)**

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 have not been tested and no guarantee as to their operability or efficiency can be given  
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## Williams of Petersfield

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