



Connells

Grange Close
Winchester



Property Description

The property is comprised of a spacious lounge area and a fitted kitchen with matching units, two good sized bedrooms and a bright, good sized bathroom with bath and overhead shower. The property also boasts a small balcony with enough room for a table and chairs.

Additionally, the property benefits from an off-road, allocated parking space.

Located in the desirable area of St. Cross, the property sits in a perfect balance between the city centre and the countryside. There are some lovely walking routes right on the doorstep, with St Catherine's Hill and the Water Meadows nearby. Yet the High St and local amenities are only a short walk away.

Winchester itself is an idyllic and historical city that provides excellent transport links to London, Southampton and Oxford.

A perfect home for first time buyers or professional couples, whether you're working locally or commuting.

Entrance Hall

Radiator. Internet and telecom source. Airing cupboard. Entrance to all rooms.

Lounge

17' 4" x 11' 5" (5.28m x 3.48m)
Double glazed window to front and side of aspect. Radiator. TV port. Access to balcony.

Kitchen

10' 3" x 6' 3" (3.12m x 1.91m)
Double glazed window to front of aspect. Fitted kitchen with wall and base units. Space for cooker, washing machine and fridge freezer. Ext hood. Sink and drainer. Boiler.

Bedroom 1

11' 1" x 9' 7" (3.38m x 2.92m)
Double glazed window to rear of aspect.
Radiator.

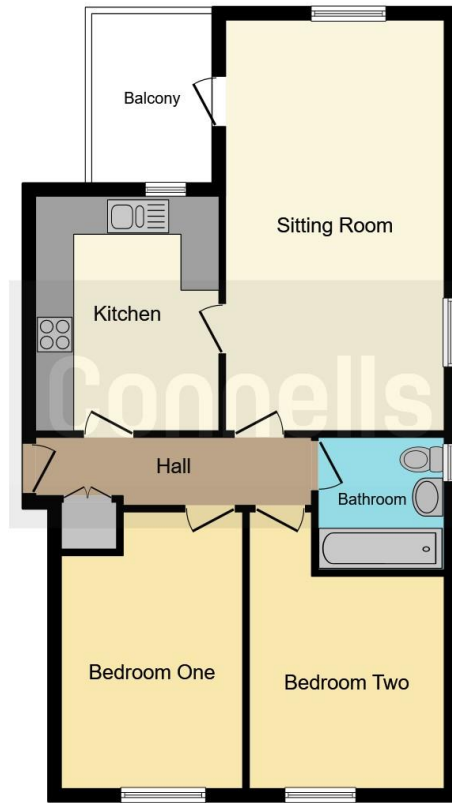
Bedroom 2

11' 4" x 7' 5" (3.45m x 2.26m)
Double glazed window to rear of aspect.
Radiator.

Bathroom

Double glazed window to side of aspect. WC.
Wash hand basin. Electric shower over bath.
Ext fan.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

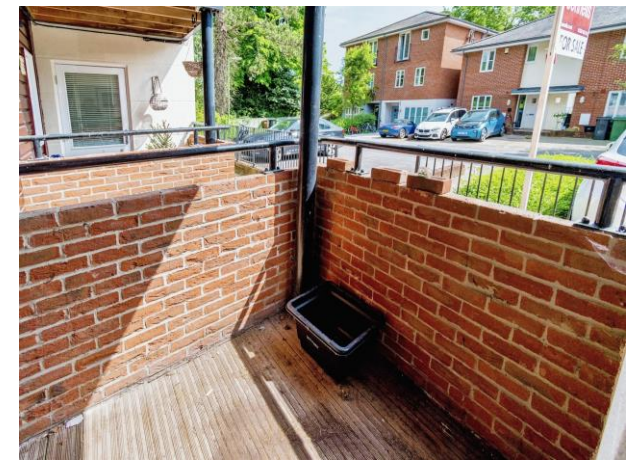
T 02380 618 343
E eastleigh@connells.co.uk

19 Market Street
 EASTLEIGH SO50 5RH

EPC Rating: C

view this property online [connells.co.uk/Property/EGH307962](https://www.connells.co.uk/Property/EGH307962)

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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