



MERCHANTS PLACE
Upper Brook Street, Winchester



ATTRACTIVE MODERN TOWNHOUSE, CLOSE TO THE STATION AND CITY CENTRE

Set within a private cul-de-sac with allocated parking and a south-facing courtyard garden

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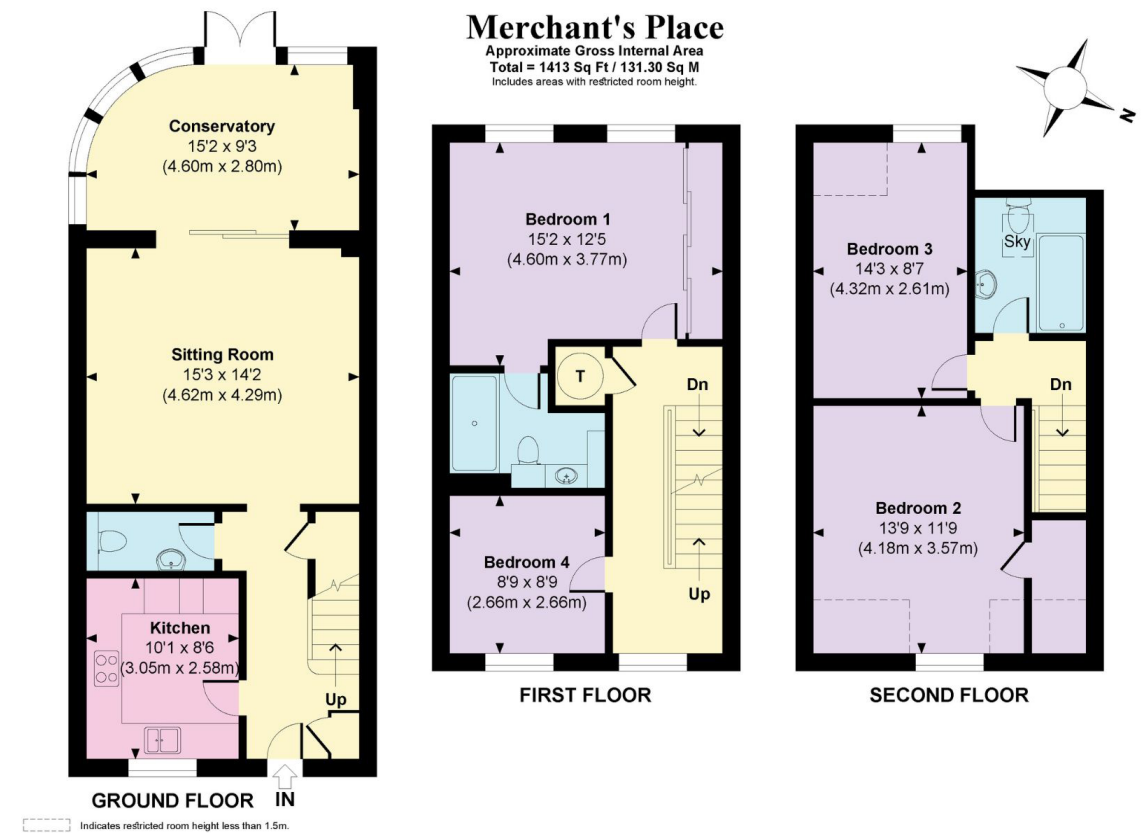
Local Authority: Winchester City Council
Council Tax band: E
Tenure: Freehold
Maintenance Charge: £300 pa
<https://what3words.com/senior.acoustics.stocked>

Guide Price: £795,000

The heart of the home is the sitting room which is incredibly light thanks to a mirrored wall and sliding doors on to the conservatory. The conservatory itself is used as a dining room by the current owners, with plenty of space for entertaining. The modern kitchen is well-appointed with fitted units including a pull-out larder unit and carousel corner units and integrated appliances. A cloakroom completes the accommodation on the ground floor.

On the first floor, the principal double bedroom has views over the garden, double built-in wardrobes and an en suite bathroom. There is a further bedroom/office on this level. On the second floor are two generous double bedrooms and a family bathroom.

Services: Mains gas, water, electricity and drainage
Parking: One allocated space, further residents' and visitor parking
Maintenance charge for communal car park and garden currently £300 pa.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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