



32 WALES STREET  
WINCHESTER CITY CENTRE  
SO23 0ET

£1,875  
PER CALENDAR MONTH

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# FOUR BEDROOM STUDENT HOUSE IN THE CITY CENTRE.

- Four Bedroom House
- Furnished
- Two Shower Rooms
- City Centre
- EPC Rating - Band C

Energy Efficiency Rating		Current	Potential
Energy efficiency - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Minimum energy efficient - higher running costs			
England, Scotland & Wales			

Reference: 398097

**Deposit:** £2,163

**Council Tax:** Band D

**Furnishing:** Furnished

**Heating Type:** Gas fired hot water radiators

**Parking:** Driveway

**Utilities:**

- Mains Electricity
- Mains Gas
- Mains Water - Metered

**Drainage:** Mains Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** Very Low. For more information refer to gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



A modernised student house within walking distance to Winchester School of Art.

The property consists of four spacious, double, bedrooms, a large lounge and dining room, two shower rooms, kitchen / breakfast area and a utility cupboard that houses both a washer and a dryer.

One off road parking space is available at the front of the property and a private garden found at the back.

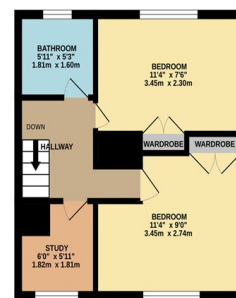
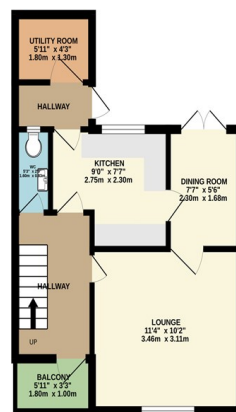
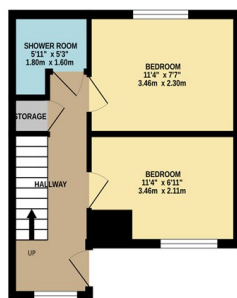
The property benefits from gas fired hot water radiators and double glazed windows.

Bills included option available at discussion.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
 Made with Metropix ©2024

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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