



HUNTERS®
HERE TO GET *you* THERE

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St. Martins Close, Winchester

Per Calendar Month £1,400 Per Calendar Month

PET FRIENDLY



Two-bedroom, mid-terrace home offering comfort and convenience. Situated in a popular residential area, this well-presented "two up, two down" property features a cosy living room, and a fitted kitchen with access to a rear garden.

Upstairs, you'll find two generously sized double bedrooms and a modern three-piece bathroom. The home benefits from solar panels, gas central heating and double glazing throughout.

Please note that the shed is NOT included with the property, and there is a shared right-of-way in the garden. The monthly rental price is £1,400. However, if the landlord is granted weekly access to the shed via the rear garden (not through the tenant's entrance or the property), the rental price will be reduced to £1,300 per month

Ideally located close to local amenities, schools, and excellent transport links.

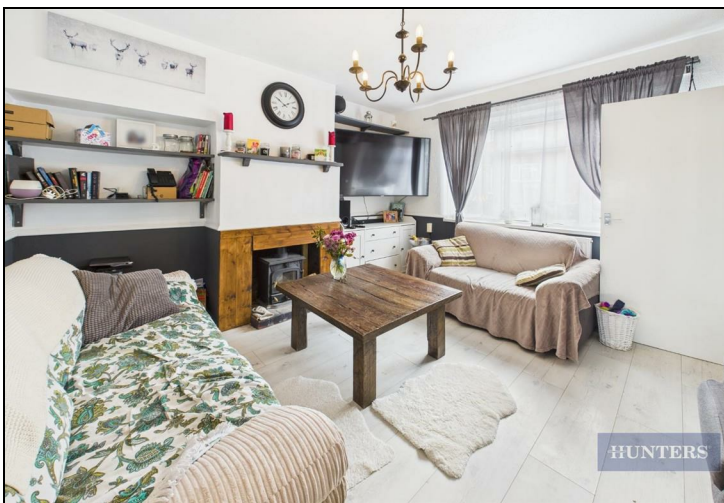
Viewing slot on Thursday 8th May.

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KEY FEATURES

- Two Bedrooms
- Furnished OR Unfurnished
 - Pet Friendly
 - Solar Panels
- White Goods Included
 - Sunroom
- Modern Kitchen
 - Ample Storage
- Low Maintenance Garden
 - Permit Parking





Approximate total area⁽¹⁾78.77 m²847.87 ft²

Reduced headroom

0.92 m²9.93 ft²

(1) Excluding balconies and terraces

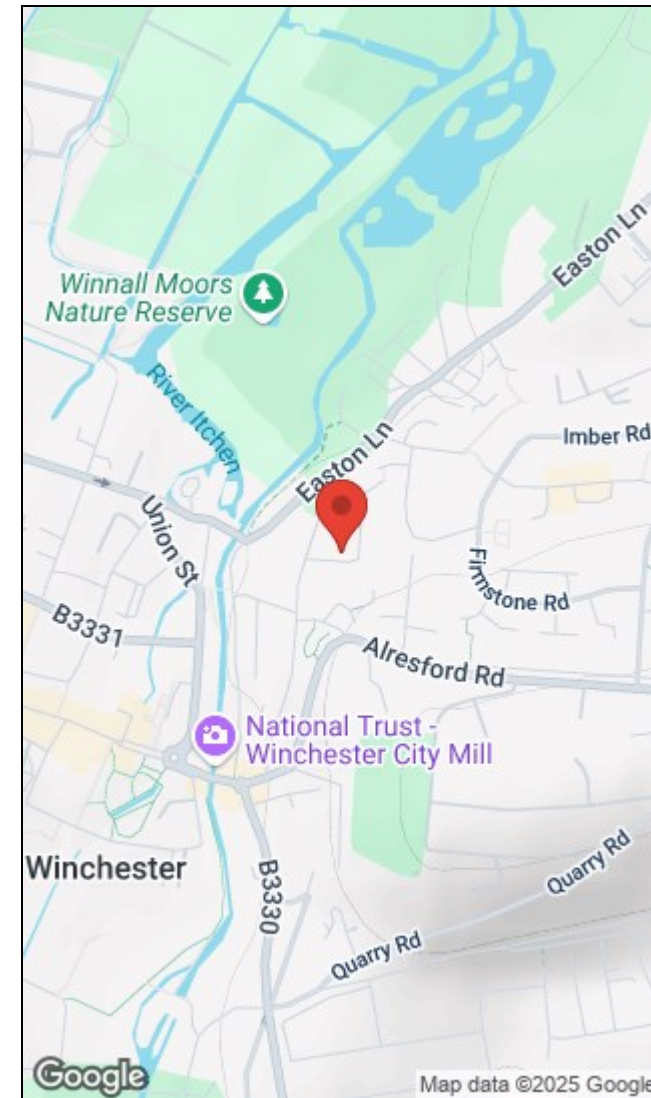
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G </p> <p>Not energy efficient - higher running costs</p>		88	<p>Very environmentally friendly - lower CO₂ emissions</p> <p> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G </p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		



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