



# CHERRY TREE COTTAGE

120 Duke Street, Micheldever, Winchester, Hampshire, SO21 3DF

TO LET

£2,500 PCM





# Cherry Tree Cottage

120 Duke Street, Micheldever, Winchester, Hampshire, SO21 3DF

A delightful, well presented 3-bedroom semi-detached thatched cottage located in Micheldever, close to Winchester

## THE PROPERTY

Nestled in the charming village of Micheldever, this delightful semi-detached house on Duke Street offers a perfect blend of comfort and convenience. Spanning an impressive 1,527 square feet, this property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The open plan kitchen, dining and living room is a magnificent space, which is both bright and spacious. There is a woodburning stove in the sitting area and a well appointed kitchen.

The cottage has three bedrooms, providing ample space for family living or accommodating guests. The main bedroom is a large double room with a stunning en suite bath and shower room. There are two further bedrooms and a family bathroom.

Outside, the property includes ample off road parking and a delightful garden which wraps

around the house and is laid to lawn. The village of Micheldever is known for its picturesque surroundings, excellent local amenities and community spirit, making it an ideal location for families and professionals alike.

## ADDITIONAL INFORMATION

### Services

Mains electricity and water  
Private drainage £15 per month  
Oil fired central heating  
Broadband - Super fast broadband available (Openreach)  
Good mobile phone coverage available (Ofcom)

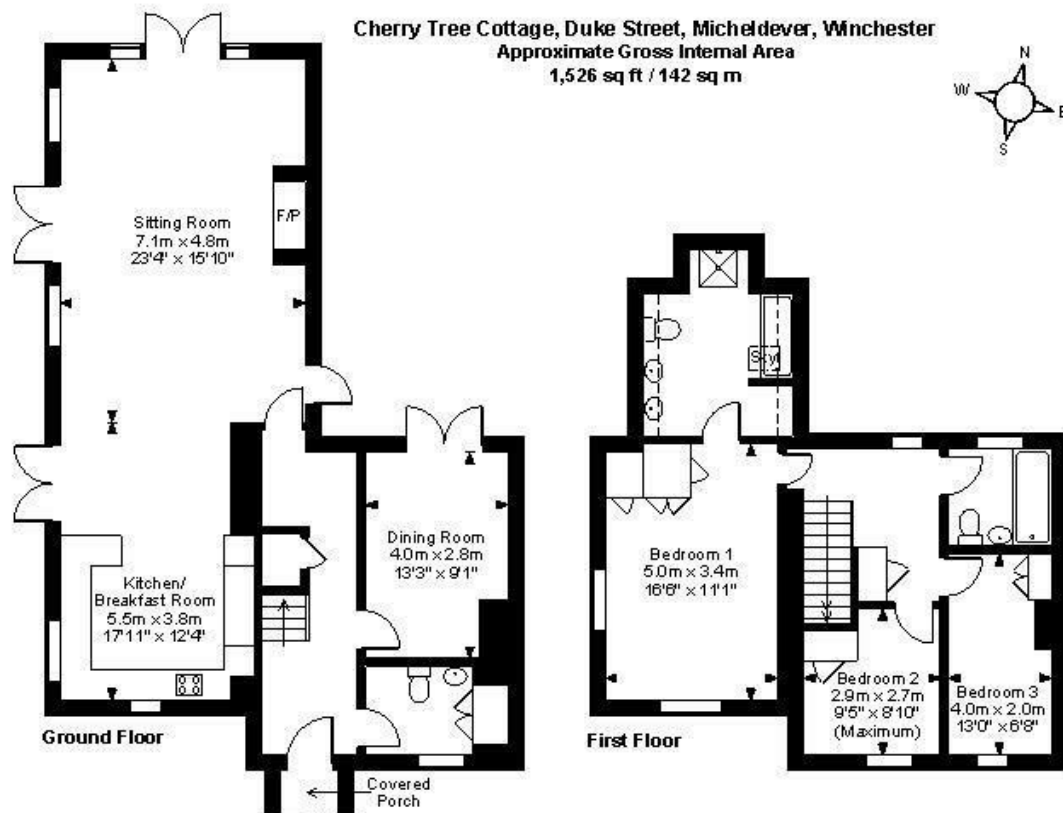
**EPC**  
D 63

**Local authority**  
Winchester City Council, Band D

**Pets**  
Pet considered. Additional £20 per month per pet

**Deposit**  
Holding deposit - £576  
Security deposit - £2,884





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

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