



sparks ellison

4 Plough Way, Winchester, SO22 4PW

£1,350 Per Calendar Month

A mid-terrace two-bedroom house in good order with parking and garage in a separate block. Located in the Badger Farm area of Winchester with easy access to local shops, the M3 motorway and the city centre. The house is set back from the main road with a communal green space directly in front.

ACCOMMODATION

Ground Floor

Porch:

Cupboard housing boiler and meters. Inner door to sitting room.

Sitting Room:

15'7" x 13'1" (4.76m x 4.00m) Radiator x 1. Floor level window, stairs to the first floor.

Kitchen/Breakfast Room:

13'1" x 7'8" (4.00m x 2.33m) Radiator x 1. Range of cream wall and base units with a beechwood effect worktop. Space and plumbing for a washing machine, space and electrics for fridge freezer, freestanding electric double oven and electric hob with extractor hood over. Stainless steel single sink with right hand drainer. Back door to garden.

First Floor

Landing:

Loft access, airing cupboard.

Bedroom 1:

13'3" x 12'2" (4.03m x 3.70m) Radiator x 1. Two windows facing out onto the front garden, double built-in wardrobe with shelves, hanging and bi-fold doors.

Bedroom 2:

11'5" x 7'2" (3.47m x 2.18m) Radiator x 1. Window facing out onto the back garden, built-in wardrobe with hanging, shelf and sliding doors.

Bathroom:

Heated towel rail. White suite with chrome fittings comprising bath with shower over and telescopic pole for a shower curtain, wash basin, and WC.

OUTSIDE

Front:

Pathway to front door with lawned area, shingle border and hedges. Access to the garage block is located to the right-hand side of the property.

Rear Garden:

South-westerly facing back garden with a lawned area, patio next to the house and a gate for rear access.

Parking:

The garage is the middle of three located in block to the right of the property. One parking space in front of the garage.

OTHER INFORMATION

Availability:

Immediately

Management:

Fully managed

Pets:

No

Security Deposit:

£1557

Holding Deposit:

£311.53

Approximate Age:

Mid 1980's

Approximate Area:

643sqft/59.74sqm

Infant/Junior School:

Olivers Battery Primary School

Secondary School:

Kings School

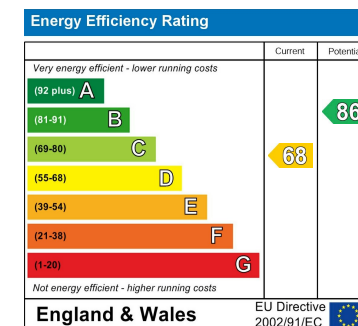
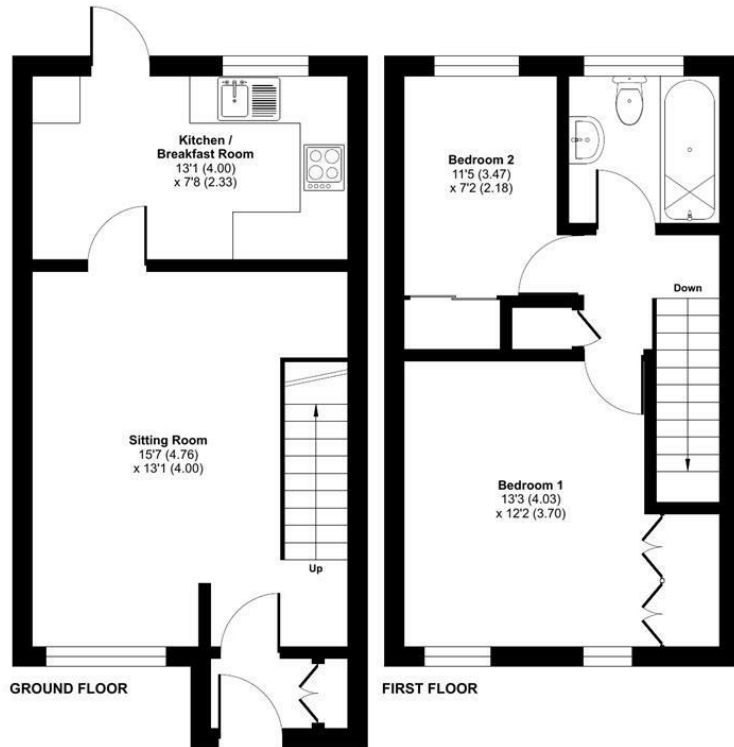
Local Council:

Winchester City Council

Council Tax:

Band C

Ground Floor = 331 sq ft / 30.7 sq m
 First Floor = 312 sq ft / 28.9 sq m
 Total = 643 sq ft / 59.7 sq m
 For identification only - Not to scale



94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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