



HUNTERS[®]
HERE TO GET *you* THERE

 3  2  2  **HUNTERS** 

Ebden Road, Winchester

Auction Guide £300,000



For sale by Modern Method of Auction.

This three-bedroom terraced house in Winchester, represents an opportunity for buyers seeking a property that requires renovation. This terraced house is ideal for first-time buyers, families and investors looking for a project in a sought-after Winchester location, with scope to update and enhance to individual requirements or to add value.

The ground floor features an open-plan layout incorporating a reception area and kitchen, creating a flexible living and dining space. Upstairs, there are three double bedrooms. Externally, there is a garden and a garage.

The location provides access to nearby schools and everyday amenities, including shops and services in Winchester. Public transport links are available via Winchester railway station. Bus routes operate locally, supporting travel into the city centre and surrounding neighbourhoods.

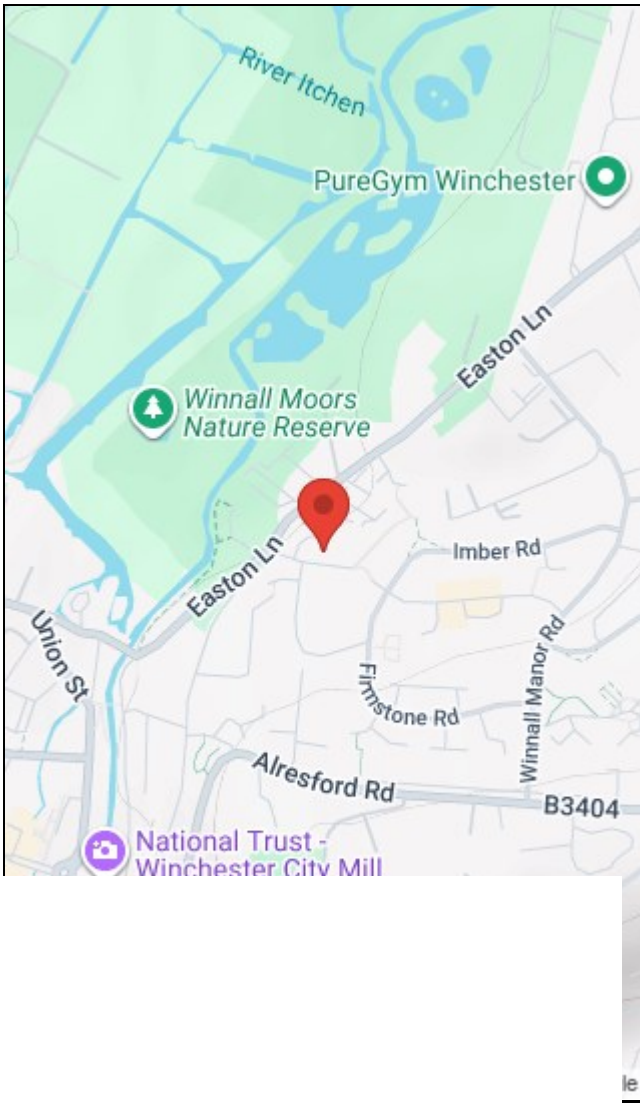
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

KEY FEATURES

- Central Winchester Location
- Three Double bedroom family home
- Spacious living area & Dining Room
- Bathroom & A Downstairs Cloakroom/ WC
 - Single Garage
- Driveway parking for Four cars
- Excellent Transport Connections
 - No Onward Chain
- Total Refurbishment Opportunity
- For sale by Modern Method of Auction







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	70
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720
southampton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address 27 Westfield Road, Lymington, Hampshire, England, SO41 3PZ | Registered Number: 06421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.