



Middle Brook Street, Winchester

At home in Hampshire


Hellards

60 Middle Brook Street

WINCHESTER SO23 8DQ

Guide Price: £625,000

- Victorian Terrace House directly opposite Holy Trinity Church
- Sitting Room with Bi-folding Doors to Dining Room
- Wood Burning Stove and Character Features
- Three Double Bedrooms, Bathroom & En-Suite, Ground Floor Cloakroom
- Residents On-Street Permit Parking
- Garden Room with French Doors to Rear
- City Centre Shops and Attractions Within a Few Hundred Meters

A charming mid-terrace property in the heart of Winchester enjoying lovely views directly opposite Holy Trinity Church within easy walking distance to the city centre and railway station.

The entrance hall opens out to the sitting room with bi-fold doors to the dining room which benefits from a feature fireplace and wood burning stove. A spacious modern fitted kitchen with some built in appliances opens through to a utility cupboard, ground floor cloakroom with garden room beyond. French doors from the garden room lead out onto the pretty rear garden.

Upstairs there is a master bedroom with two windows enjoying views of the church opposite and a second double bedroom with en-suite shower room. There is also a country style bathroom on the first floor.

On the second floor there is a further spacious bedroom with velux windows and built in storage.

The property has been subject to a programme of redecoration including recently installed new double glazed sash windows and benefits from well thought out storage.





Outside, the rear garden is laid to lawn with borders and a path leading to the rear. A large and useful shed/workshop is located to the rear of the garden.

There is on-street parking locally with a residents' permit available from Winchester City Council.

SERVICES

The property is connected to mains electricity, gas, water and drains.

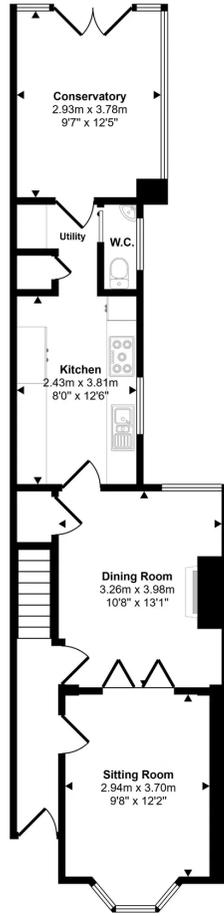
LOCAL AUTHORITY

Winchester City Council

Tax Band: E

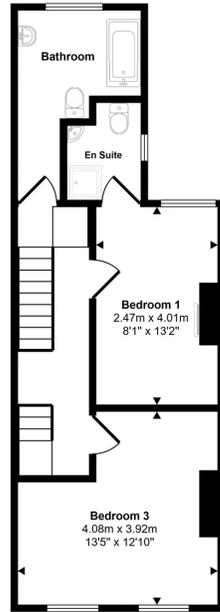


Approx Gross Internal Area
124 sq m / 1333 sq ft

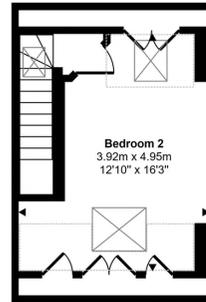


Ground Floor
Approx 58 sq m / 625 sq ft

Denotes head height below 1.5m

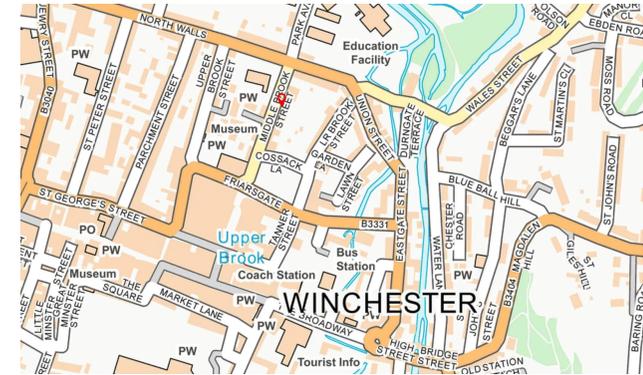


First Floor
Approx 43 sq m / 463 sq ft



Second Floor
Approx 23 sq m / 245 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.