



119 Harestock Road, Winchester, SO22 6NY
Asking Price £475,000



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PROPERTY DESCRIPTION BY Miss Issy Tinson

Located within both easy reach of Winchester and the beautiful surrounding countryside, is this gorgeous two bedroom semi-detached characterful property.

The accommodation comprises; living room with feature fire place, open plan kitchen/dining room with stable door to the garden, utility and cloakroom. On the first floor there are two double bedrooms, fitted shower room and stairs leading to the versatile room in the loft.

To the front there is driveway parking for two vehicles and side access leading to the private rear garden, benefitting from lawn and storage cupboard.



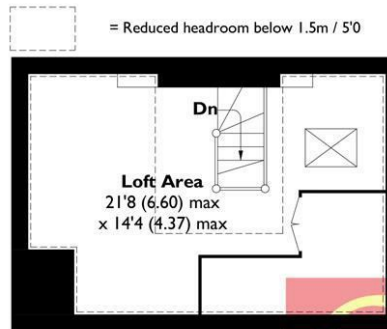


Harestock Road is located on the western side of Winchester, with the amenities of Weeke such as Waitrose and Aldi within 0.4 miles. The city centre along with railway station are located within 1.5 miles, with direct trains to London Waterloo taking approximately an hour. The historic city of Winchester provides numerous shop, fine restaurants and contemporary bars, as well as the famous Cathedral and beautiful Water Meadows. Further transport links are excellent, with easy access to the A34, M3 and M27.

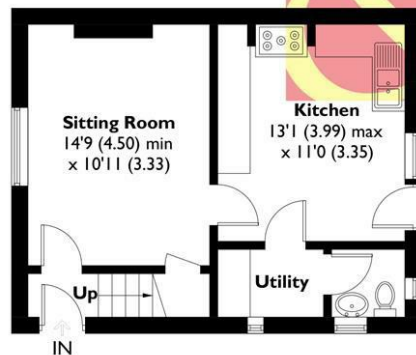




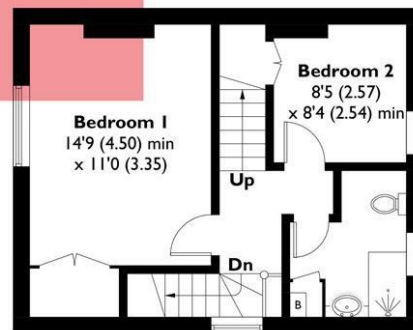
**APPROXIMATE GROSS INTERNAL AREA = 1127 SQ FT / 104.7 SQ M
(INCLUDING LOFT AREA)
STORE = 14 SQ FT / 1.3 SQ M
TOTAL = 1141 SQ FT / 106.0 SQ M**



SECOND FLOOR
316 SQ FT / 29.4 SQ M



GROUND FLOOR
407 SQ FT / 37.8 SQ M



FIRST FLOOR
404 SQ FT / 37.5 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID 1242150)

Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			87
(81-94) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-30) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Tax Band: D



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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.

