

72 Water Lane, Winchester

Winchester

£410,000

chinneckshaw









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Winchester

Nestled in a highly sought-after central location, with it's own private parking space this two-bedroom terraced house offers 2 double bedrooms and open plan kitchen/diner.

This delightful home is finished in neutral décor throughout, creating a light and airy atmosphere and will allow the new owner to add their own styling. The front door opens into a cosy living room leading through to a nice kitchen diner, the heart of the home. This space provides a stylish and practical space for both everyday meals and entertaining guests and leads out to the courtyard garden. The kitchen features white gloss units, good countertop space and built in oven and hob. At then end of the house, the white bathroom is a good size with a bath over shower, and chrome towel rail.

Upstairs, there are two well-proportioned bedrooms either could be used as bedrooms or as office guest rooms. Each has a built in wardrobe. The front has views over the river Itchen and the rear overlooks the garden.

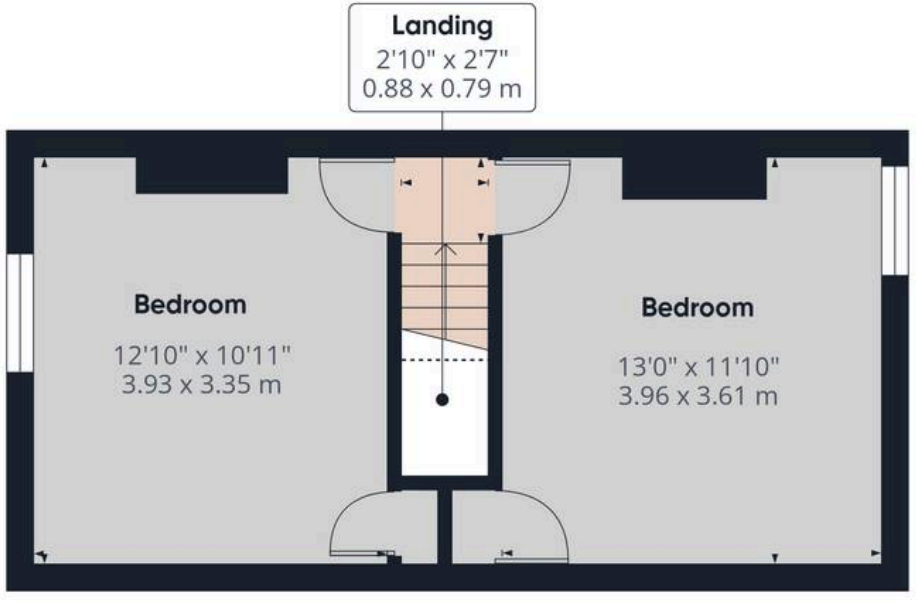
With the vibrant town centre just a ten-minute stroll away, you are perfectly positioned to enjoy an array of shops, cafés, restaurants, and cultural attractions, while excellent transport links ensure easy commuting for professionals. The property is equally suited to first-time buyers seeking a stylish start, professionals desiring a low-maintenance home close to amenities, or small families looking for a practical and well-connected base.

Material information: mains electricity, gas central heating, mains water and drainage, high-speed broadband availability, and reliable mobile coverage from major providers. Council tax band is D.





Ground Floor



Floor 1



Approximate total area(1)

703 ft²

65.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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