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# Ebden Road, Winchester

## Auction Guide £320,000



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.

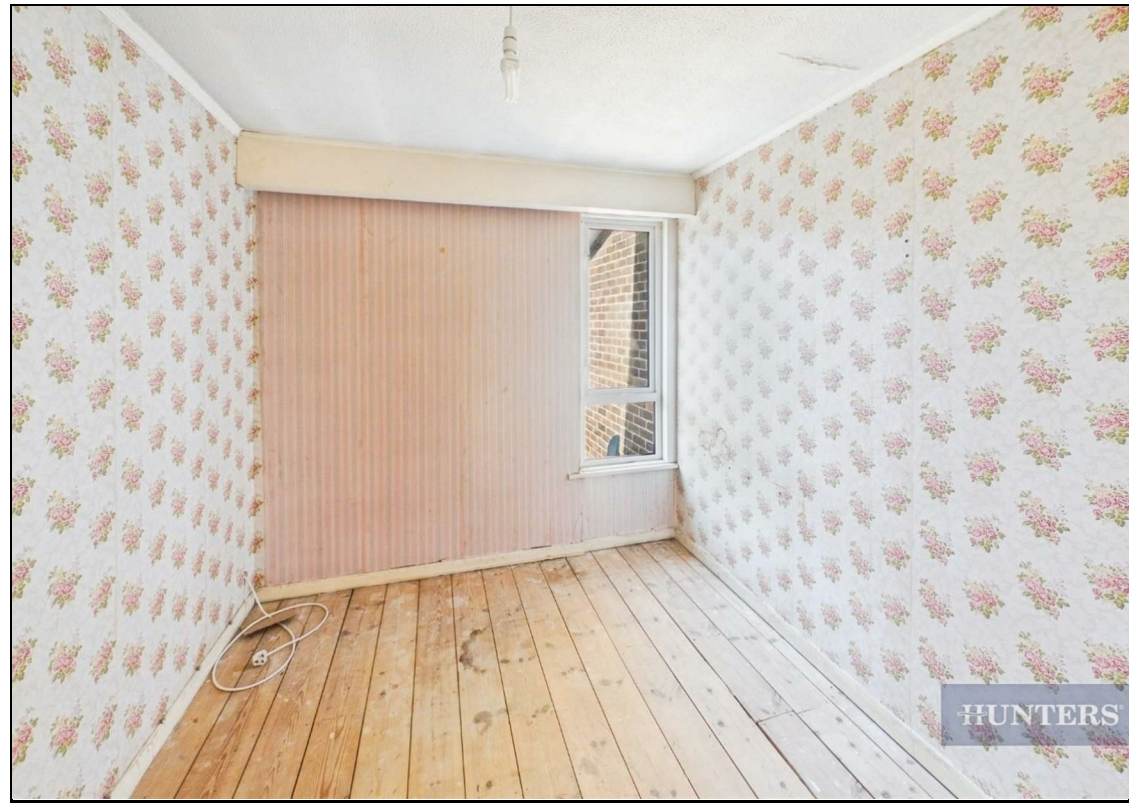
The location provides access to nearby schools and everyday amenities, including shops and services in Winchester. Public transport links are available via Winchester railway station. Bus routes operate locally, supporting travel into the city centre and surrounding neighbourhoods.

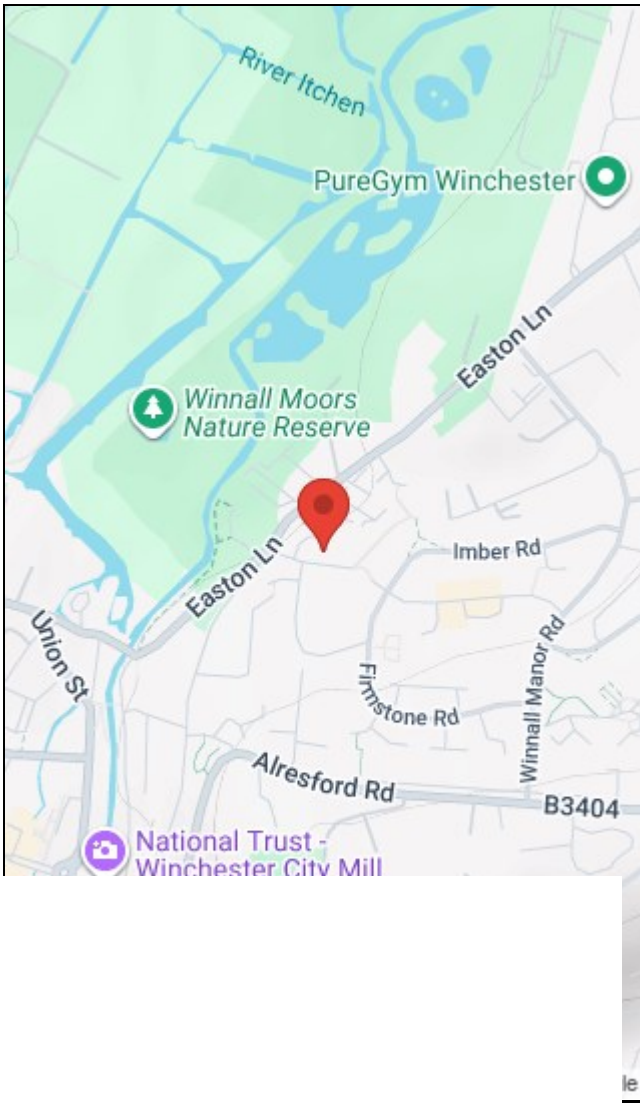
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	70		
	57		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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