

# Purdie & Swan

Lettings and Property Management



**Wharf Hill, Winchester, SO23 9NQ**  
**Rent: £1,625 pcm EPC Rating: D Council Tax Band: D**

### Property Features

TERRACED HOUSE \* PICTURESQUE LOCATION \* HOME OFFICE \* OPEN PLAN GROUND FLOOR \* UTILITY ROOM \*CENTRAL LOCATION \*PERMIT PARKING VIA THE COUNCIL \* TERRACED HOUSE \* SMALL PATIO GARDEN \* GROUND FLOOR WOOD FLOORS \* AVAILABLE LONG TERM.

### Description

The house is stylishly presented and will be redecorated throughout and is located centrally, close to the city centre and within close proximity of the path leading to St Catherines Hill and beyond. On the ground floor there is open plan living with wood floors and an ornamental fireplace and open plan kitchen , the kitchen includes gas hob, oven, fridge/freezer, slimline dishwasher, to the rear there is a bathroom with shower over the bath and separate utility area with washing machine which leads to the outside, upstairs there are two bedrooms both with built in wardrobes. To the exterior there is an enclosed patio garden with home office with power and separate shed. One can purchase up to two resident parking permits and two visitors parking permits at the Tenants cost via the council. Gas central heating and hot water and all services are mains connected.

### Additional Information

Postcode: SO23 9NQ

Available: March 2026

Winchester City Council: Tax band D

EPC Rating: D

Unfurnished

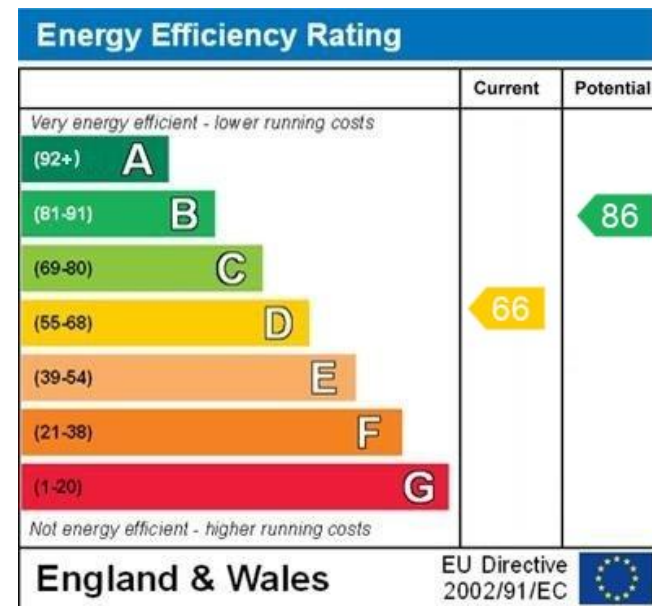
A pet at the Landlord's discretion

Deposit 1875(five weeks based on advertised rent)

Holding deposit 375 (one week based on advertised rent)

Broadband available - refer to the Ofcom Checker for more detail

Mobile Signal/Coverage - refer to the Ofcom Checker for more detail



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### AGENTS DETAILS

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We wish to inform you that these particulars, which are believed to be accurate, are set out for your guidance only, and do not constitute or form part of an offer or contract. You should satisfy yourself by inspection, searches, enquiries and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Purdie & Swan or the vendor or lessor. All measurements, distances and the proportions of the floor plans provided are approximate. We have not carried out a survey nor tested the services, appliances and specific fittings. Fixtures, fittings and furnishings are not included unless specifically described. It should not be assumed that the property remains as shown in the photographs. Amounts quoted are exclusive of VAT if applicable.