



MAIN ROAD, COLDEN COMMON, SO21

£3,000 per month*

Carter Jonas

MAIN ROAD, COLDEN COMMON, WINCHESTER, HAMPSHIRE, SO21 1RR

- 3 Reception rooms
- Kitchen
- Dining room
- 4 Bedrooms
- 2 Bathrooms
- Cloakroom
- Parking
- Gardens

THE PROPERTY

Entrance hall with bench and coat hooks with doors to kitchen and large reception room. The kitchen has a range of eye and base level units with ial Bosch appliances to include dishwasher, washing machine, fridge freezer, electric oven, microwave and hob, open plan to breakfast room with door to rear garden. There is a large inner hall with a good range of cupboards and downstairs cloakroom. There is a separate dining room with bifold doors to a patio and the garden behind.

Upstairs there are four double bedrooms, each with a double cupboard with hanging and shelving. The main bedroom has an ensuite shower room and there is a further family bathroom with a bath and a separate walk-in shower.

There is a drive to the side of the property with parking for a number of cars and the garden is mainly laid to lawn and is primarily to the rear of the house.

The property benefits from heat recovery fans, well positioned data points and TV points.

Mains water, electricity, gas, and drainage.

For internet and broadband coverage please check the Ofcom website.

Newly refurbished to a very high standard a 4 bedroom family house with stunning reception room in this popular village with easy access to the M3, M27, Winchester and Southampton. In catchment for Colden Common Primary School and Kings School, Winchester.



ADDITIONAL INFORMATION

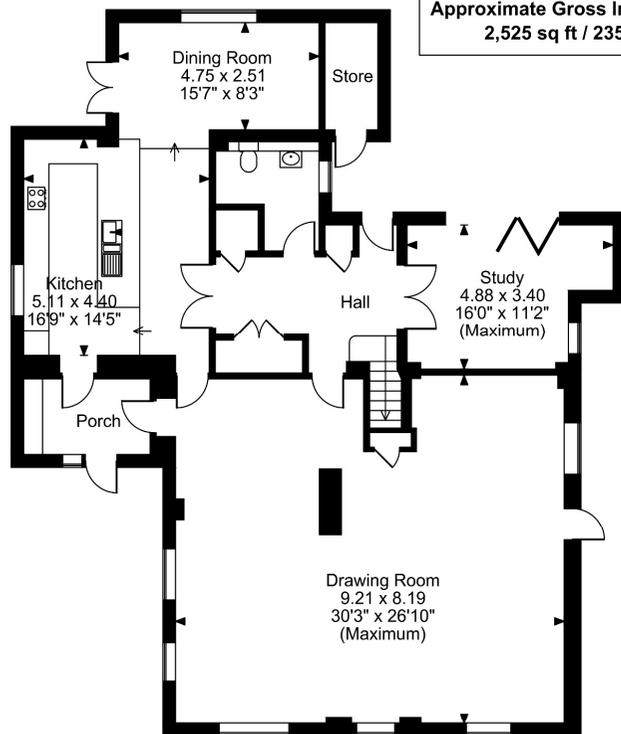
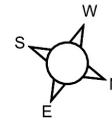
Offers	Available for a minimum term of 12 months
Utilities	There is underfloor heating in the bathrooms and cloakroom. The mains heating is gas with the upstairs and downstairs on separate zones and thermostatic values on all main room radiators. Mains water and drainage.
Local Authority	Winchester City Council, Winchester - Council Tax Band TBC
Deposit	Holding deposit equivalent to 1 week's rent £692 Deposit equivalent of 5 week's rent @ £3,000pcm = £3,461

Energy Efficiency Rating

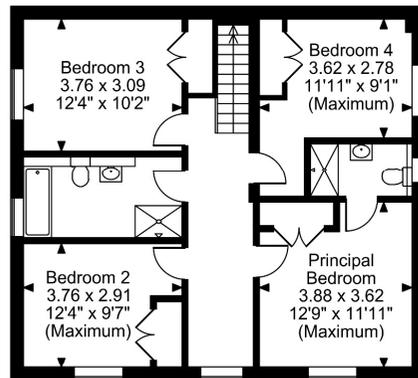
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Main Road, Colden Common
Approximate Gross Internal Area
2,525 sq ft / 235 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Classification L2 - Business Data

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