



**WOLVESEY TERRACE, WINCHESTER, SO23**  
£1,750 per month\*

**Carter Jonas**



# WOLVESEY TERRACE, WINCHESTER, SO23

Very well presented, 2 double bedroom terraced cottage, in an idyllic location overlooking the River Itchen and the Cathedral, historic Bishop's Palace nearby.

The front door leads into the entrance hallway, to the right is the utility area, which has a separate washing machine and tumble dryer. To the left is the open-plan kitchen/dining/living room with underfloor heating.

The modern kitchen is equipped with an induction hob, integrated oven, microwave, dishwasher and a double door fridge/freezer. The living space is bright and airy with bi-fold doors leading out to the rear terraced area which in winter overlooks the Itchen River and cathedral.

On the ground floor is a contemporary cloak room with pocket doors. Heading upstairs there are two double bedrooms. The principle bedroom overlooks the river, with ample space including large built-in wardrobes.

The second bedroom looks to the rear of the property and has space for a double bed and is equipped with large built in cupboards. The first floor also houses a contemporary shower room.

The property is situated among a short row of houses along a pleasant footpath and has a small additional outdoor space to the front of the property. It is eligible for permit parking through Hampshire county council.

The property is available for an initial 1 year term.  
Council Tax Band: D (check Winchester City council website for current cost)  
Services: Electric heating, mains electricity, water and drainage.  
For internet and mobile coverage please check the Ofcom website.  
Holding deposit equivalent to 1 week's rent = £403  
Security deposit equivalent to 5 week's rent @ £1,750pcm = £2,019

- 2 Bedrooms
- Open plan Kitchen/lounge with dining area
- Bathroom with shower
- Cottage
- Unfurnished
- Garden
- Permit Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	41 E	
21-38	F		
1-20	G		



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Classification L2 - Business Data

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