



**PARCHMENT STREET**  
Winchester, Hampshire, SO23 8BA

**Carter Jonas**

## PARCHMENT STREET WINCHESTER HAMPSHIRE SO23 8BA

- 2 Bedrooms • Terraced • Period • Living/dining room
- Kitchen with intergrated appliances • Solar panels
- Shower room • Bathroom

### DESCRIPTION

The property is located towards the northern end of the centrally located and sought-after Parchment Street. It has been lovingly renovated to create a beautiful home retaining many original features whilst offering the versatility of modern day living.

The accommodation is as shown on the floor plan and includes an open plan sitting room/dining room with fireplace, and views over the pretty paved courtyard garden. The recently installed kitchen with feature brick wall has integrated Smeg appliances with provision for freestanding American style fridge freezer.

On the first floor there are two double bedrooms with built-in storage, a newly fitted shower en suite and a modern bathroom with contemporary fittings and a power shower above the bath. The current owners have recently replaced the roof and installed solar panels.

### OUTSIDE

To the rear of the house is an enclosed east facing courtyard garden ideal for alfresco dining and also includes a storage shed. Residents permit parking available.

### LOCATION

Parchment Street is a quintessential city street with wide and varied housing styles, independent retailers and just ¼ mile from the High Street. Winchester offers fantastic commuter links whether that be by road or rail.

## A LOVINGLY RESTORED CONTEMPORARY 2 BEDROOM COTTAGE IN THE HEART OF THE CITY OF WINCHESTER BOASTING AMONGST ITS FEATURES A NEW ROOF WITH THE BENEFIT OF SOLAR PANELS



The Cathedral City of Winchester provides a range of facilities including theatres, a Library, Discovery Centre, Cinema, River Park Leisure Centre and the well-known Farmers' Market, all of which are highly accessible.

There are also excellent road links to London via the M3, the south coast via the M27, and north to Newbury and Oxford via the A34. Southampton Airport is just 15 minutes away by road or rail.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage. Solar panels.

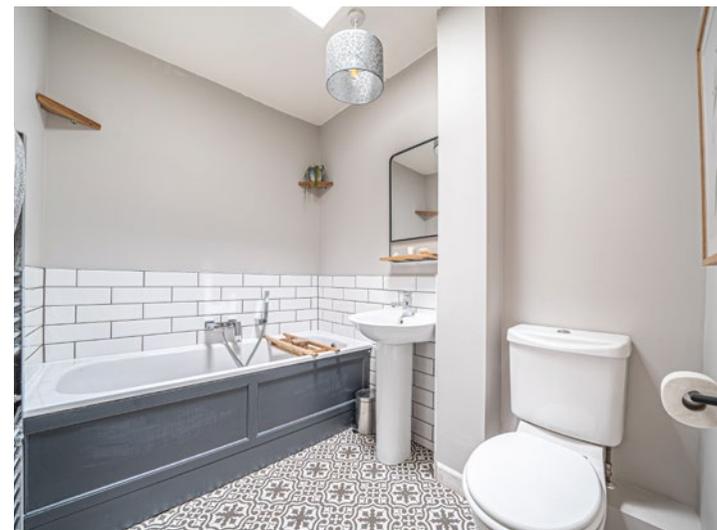
**Broadband:** Fibre to the cabinet (FTTC) For internet and phone services check OFCOM website.

**Local Authority:** Winchester City Council

**Council Tax Band:** D

**EPC Rating:** B

**Viewings:** Strictly by appointment through the selling agent Carter Jonas 01962 842742



## Parchment Street, SO23

Approximate Gross Internal Area = 81.3 sq m / 876 sq ft  
 Approximate Outbuilding Internal Area = 5.8 sq m / 63 sq ft  
 Approximate Total Internal Area = 87.1 sq m / 939 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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