



**CANON STREET**

Winchester, Hampshire, SO23 9JQ

**Carter Jonas**

## CANON STREET WINCHESTER HAMPSHIRE SO23 9JQ

- 3 Bedrooms • Bathroom • Open plan living space
- Kitchen/diner • Basement room • Courtyard garden
- Permit parking

### DESCRIPTION

The part glazed and panel entrance door opens to a spacious dual aspect reception room, with doors onto the courtyard garden and stairs to the lower ground floor and stairs rising to the first floor landing. The first floor has a bedroom, bathroom and door through to a fitted kitchen which is fitted with a range of appliances, twin windows to the front elevation with plantation style shutters, allowing both privacy yet allowing ample natural light. There is a further staircase rising to a second floor which has two further bedrooms.

### OUTSIDE

The courtyard rear garden has a southerly aspect, paved with planted borders.

### LOCATION

Canon Street lies in the heart of historic Winchester moments from the Cathedral Close. The wider area has many period houses and historic connections. Both Winchester College and Pilgrims' Preparatory School are within about 0.2 miles. The property is 0.7 miles from St Bede primary school and 1 mile from The Westgate primary and secondary school. A range of facilities can be found in the city centre and are easily accessible from the house. The mainline railway station is 0.6 miles away and offers regular train services to London Waterloo in around an hour.

## CHARMING HOUSE WITH FLEXIBLE ACCOMMODATION IN ONE OF THE CITY'S MOST SOUGHT AFTER STREETS



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 about 8 miles away.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Gas central heating.

**Broadband:** FTTC

**Local Authority:** Winchester City Council.

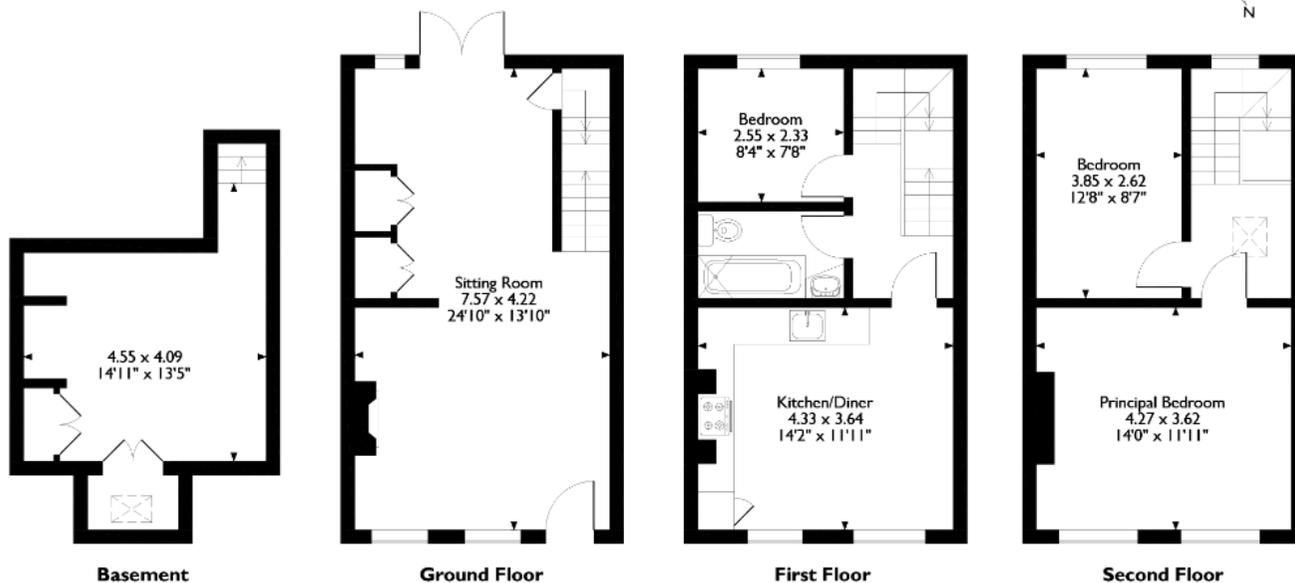
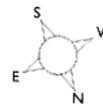
**Council Tax Band:** E

**EPC Rating:** D

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



**87 Canon Street, Winchester**  
 Approximate Gross Internal Area  
 112 Sq M/1204 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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**IMPORTANT INFORMATION**

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