



FAIRFIELD ROAD, WINCHESTER, SO22

£3,000 per month*

Carter Jonas

FAIRFIELD ROAD, WINCHESTER, HAMPSHIRE, SO22

- Eat in kitchen
- 2 Reception rooms
- 4 Double bedrooms
- 2 Bathrooms
- Cloakroom
- Gardens
- Permit parking

THE PROPERTY

The property benefits from many period features including, corning, wooden doors and floors and comprises: drawing room to the front of the property with open fire place and bay window, dining room/large study behind, open plan kitchen / breakfast room, with appliances, opening on to the terrace. There is a downstairs cloakroom and a laundry cupboard with washing machine and tumble drier. There is a large principal bedroom with built in cupboards either side of the feature fireplace, the width of the house facing the front on the first floor, two further double bedrooms and a super contemporary bathroom with shower over the bath and tiled floor and a double bedroom with en suite shower room on the floor above.

OUTSIDE

The garden is south facing with a terrace immediately behind the house beyond which it is mainly laid to lawn with a shed at the bottom of the garden and rear access. The house is entitled to residents parking for two cars with further visitors parking/scratch cards.

An elegant and spacious Edwardian 4 bedroom family home in the popular area of Fulflood, within a short walk of the railway station, the amenities of the city centre, Western Primary School, The Westgate All Through School and Peter Symonds 6th Form College.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band E – Check Winchester City Council for current cost
Services	Mains Gas, Electric and Water. For internet and mobile services check ofcom.org.uk
Deposit	Holding fee equivalent of 1 weeks' rent £692 Deposit equivalent to 5 weeks' rent @£3,000pcm = £3,461





GROUND FLOOR
APPROX. FLOOR
AREA 64.2 SQ.M.
(691 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 60.2 SQ.M.
(648 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 36.1 SQ.M.
(388 SQ.FT.)

TOTAL APPROX. FLOOR AREA 160.5 SQ.M. (1727 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Classification L2 - Business Data

IMPORTANT INFORMATION

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