



FIONA CLOSE, WINCHESTER, SO23

Carter Jonas

# 10 FIONA CLOSE, WINCHESTER, SO23 0HB

## DESCRIPTION

Approached via the paved and gravel driveway with front door opening to the inner hall with stairs rising to the first floor and doors through to the spacious sitting/dining room. There is a ground floor bedroom (formerly an integral garage that has been converted to create this versatile space) with its own en-suite shower room. The sitting room opens through to the dining area with glazed doors opening onto the rear garden. The kitchen/breakfast room has a range of wall, base and drawer units and a further set of doors opening on to the garden. On the first floor the main bedroom and the original third bedroom have been combined to create a dual aspect room with Juliet balcony to the rear, there is a further double bedroom and bathroom on this floor.

## OUTSIDE

To the front there is a driveway providing off street parking. To the rear the lower patio, with steps up to one of two terraces, planted with an array of flowering and shrub borders.

## LOCATION

Fiona Close is just  $\frac{3}{4}$  mile from the historic city centre, with an array of high street shops, boutiques and restaurant's providing for almost every cuisine of the world, but a few minutes in the other direction you can be walking the Itchen navigation or St Catherines Hill and beyond to The South Downs Way. The property is well located for public transport links.

## ADDITIONAL INFORMATION

Tenure: Freehold.

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

Local Authority: Winchester City Council. Council Tax Band C.

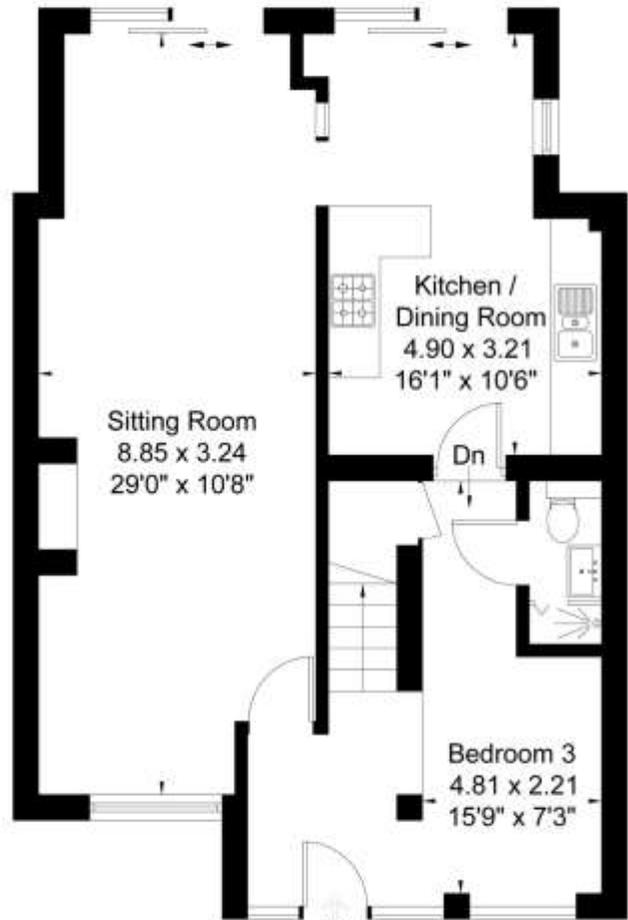
Viewings: Strictly via the agent Carter Jonas.

A DECEPTIVELY SPACIOUS HOME, IDEALLY LOCATED WITHIN  $\frac{3}{4}$  OF A MILE FROM BOTH THE CITY CENTRE AND ALL MAIN COMMUTER ROUTES OF M3, A34 AND A31

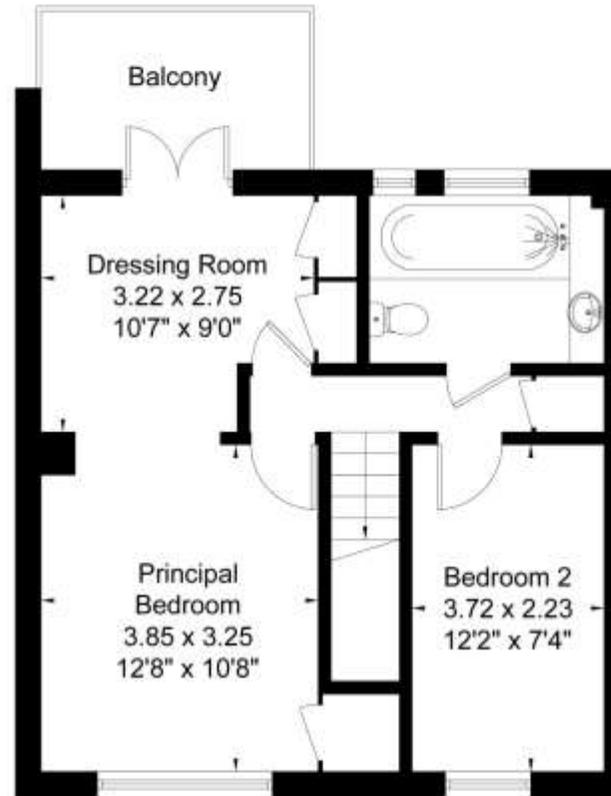




Fiona Close, Winchester, SO23  
 Approximate Area = 1144 sq ft / 106.3 sq m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards  
 fourwalls-group.com 322261

Energy Efficiency Rating		Current	Potential
100 kWh/m <sup>2</sup> above	A		
70-99 kWh/m <sup>2</sup>	B		
40-69 kWh/m <sup>2</sup>	C		
20-39 kWh/m <sup>2</sup>	D		
10-19 kWh/m <sup>2</sup>	E		
5-9 kWh/m <sup>2</sup>	F		
1-4 kWh/m <sup>2</sup>	G		
0 kWh/m <sup>2</sup> above			
			B2

England, Scotland & Wales: EU Directive 2002/91/EC

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