



UPPER BROOK STREET, WINCHESTER, SO23

Carter Jonas

# UPPER BROOK STREET, WINCHESTER, SO23 8DG

2 bedrooms • 2 bathrooms • Sitting room • Dining room • Kitchen  
• Rear gardens • EPC rating E

## DESCRIPTION

This charming period city centre home offers great convenience, and offers an incoming purchaser scope to improve the house and put their own stamp on it. The internal accommodation comprises a sitting room with sash window to the front and a feature fireplace, and a dining room with fitted shelving, fireplace and window overlooking the garden. A galley kitchen contains a range of base and eye level units, with access to the rear garden and a door to a ground floor bathroom. To the first floor are two bedrooms, one of which has an en-suite shower room. The gardens are to the rear and mostly paved.

## LOCATION

Upper Brook Street is ideally situated within a few hundred yards of Winchester city centre with its many shops, restaurants, public houses, coffee shops, library, theatre, cinema, Cathedral and more. It is also within half a mile of the train station (Waterloo in around 1 hour) and there are attractive walks and cycle routes along the River Itchen and Winnall Moors which are also close by. The property is not far from the very well-regarded St Bede Church of England Primary School and The Westgate School (primary and secondary). In addition, St Swithun's School for girls, Winchester College and The Pilgrims' School for boys are also within easy access.

## ADDITIONAL INFORMATION

Tenure: Freehold.

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

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

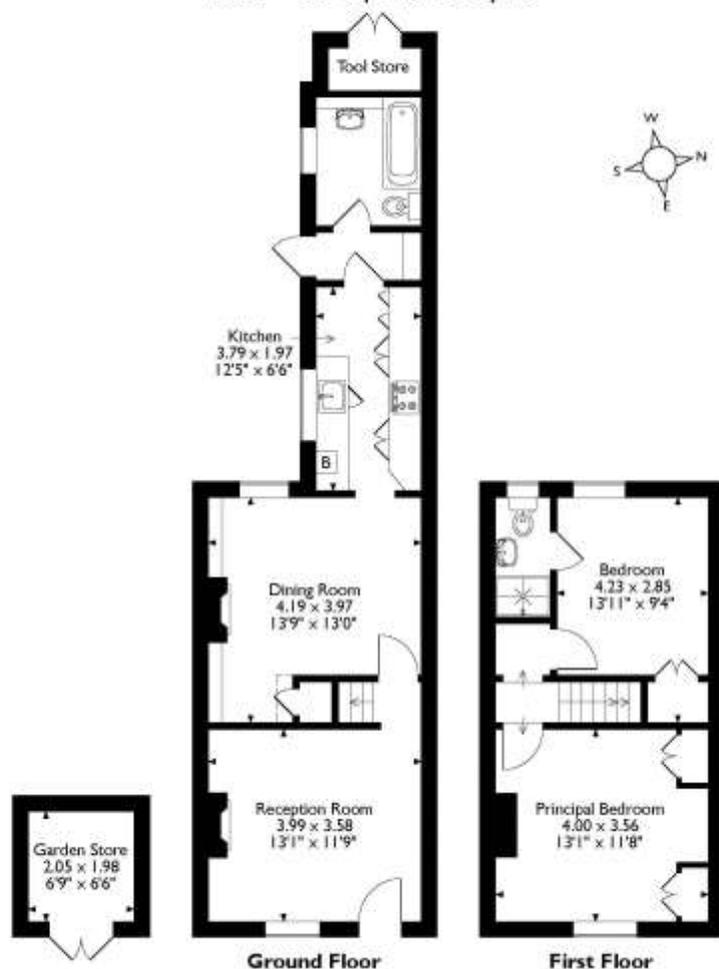
Viewings: Strictly via the agent Carter Jonas.

CHARACTER CITY-CENTRE HOME, IDEALLY SITUATED A FEW HUNDRED YARDS OF WINCHESTER CITY CENTRE

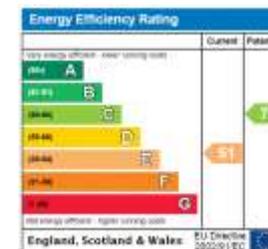




95 Upper Brook Street, Winchester  
 Approximate Gross Internal Area  
 Main House = 78 Sq M/839 Sq Ft  
 Outbuildings = 5 Sq M/54 Sq Ft  
 Total = 83 Sq M/893 Sq Ft



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



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