



18 ELM ROAD

Winchester, Hampshire, SO22 5AG

Carter Jonas

18 ELM ROAD, WINCHESTER, HAMPSHIRE, SO22 5AG

- 3 Bedrooms
- Sitting room
- Dining room
- Kitchen/breakfast room
- Bathroom
- Utility room
- Garden to the rear
- Located in the Fulflood area of the city
- EPC rating E

DESCRIPTION

This charming period home offers great character along with a practical layout with accommodation arranged over 4 floors. Accommodation is as follows: entrance hall on upper ground floor with dining room to the front of the house with a log burner and eat in kitchen to the rear with white shaker style units, a gas range style cooker, space for fridge freezer and dishwasher. There is a utility room with space for washing machine and downstairs cloakroom. Rear door to garden. The sitting room is on the lower ground floor and has a log burner and plenty of natural light. There is a double bedroom on the first floor and a fabulous bathroom with freestanding bath and separate walk in shower. There are two further double bedrooms on the top floor. Much of the house has wooden or laminate floors. There is an enclosed south facing garden to the rear of the house with decking and lawned area. Permit parking is available in this area.

ELEGANT PERIOD TOWNHOUSE IN THE EVER-POPULAR ENCLAVE OF FULFLOOD



LOCATION

Conveniently situated in the desirable residential neighbourhood of Fulflood. Located less than 0.5 miles of the station (Waterloo in around 1 hour) and Winchester historic city centre with its many shops, restaurants, public houses, coffee shops, library, theatres, cinema, Cathedral and more. There are attractive walks and cycle routes along the River Itchen and Winnall Moors which can be found approximately a mile way. Western Church of England Primary School and The Westgate School, rated Ofsted 'Outstanding', are both within 0.5 miles and Peter Symonds College is 0.9 miles distant. 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, gas and drainage. Gas central heating.

Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Winchester City Council

Council Tax Band: E

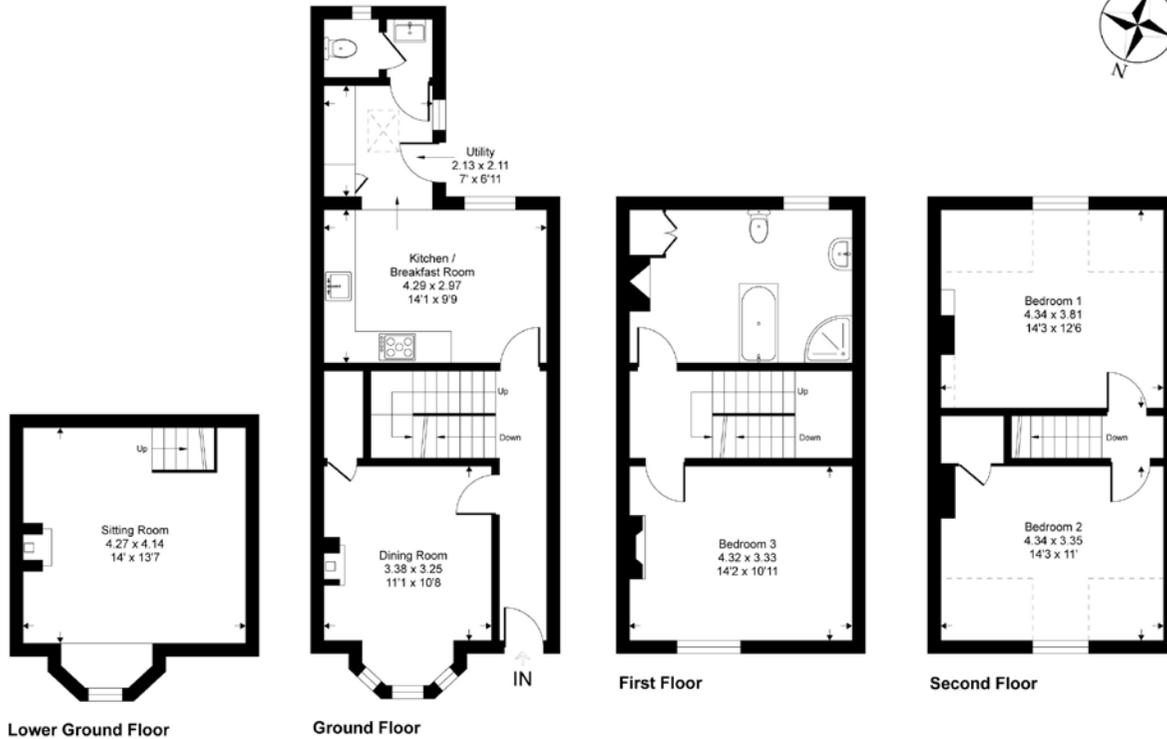
Viewings: Strictly by appointment through the agent, Carter Jonas 01962 842742.





Elm Road, SO22

Approximate Gross Internal Area = 129 sq m / 1388 sq ft
(excludes restricted head height)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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Winchester 01962 842742
winchester@carterjonas.co.uk
9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk
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