



Berewecke Avenue, Winchester
Hampshire, SO22



Beyond your expectations

3 bedroom bungalow in a good size plot

Hamptons International

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www.hamptons.co.uk

detached property | three bedrooms | sitting room | dining room | garden | off street parking

Guide Price £525,000 Freehold

Description

A detached three bedroom chalet-style bungalow in a sought after location in Weeke located on a corner plot with scope for further extension subject to the relevant planning permissions.

On the ground floor the entrance hall leads to a dual aspect reception room and a bedroom to the front, both with bay windows looking out to the generous front garden. A refurbished bathroom is straight ahead and to the rear is a well proportioned bedroom looking out to the rear garden and the dining room with delightful Southerly aspect adjoining the fitted kitchen which has a door out to the rear garden. Upstairs on the first floor is a third bedroom and a useful landing area.

Outside

There is a generous garden to the front of the property with established borders of mature shrubs and hedging providing a good degree of screening. A pedestrian gate provides access to Bereweeke Avenue. The garden wraps around to the South side of the property connecting to the rear garden which is bordered with wooden fencing, mainly laid to lawn with a patio for outdoor entertaining and there is a shed for storage. A gate leads out to a driveway which provides off road parking for several cars accessed via Uplands Road.

Location

Situated in a well regarded residential position within approximately 1.5 miles of Winchester city centre with its excellent range of shopping, cultural and leisure facilities

and mainline station with services into London Waterloo. Waitrose supermarket is within about 0.5 of a mile and the property is on a bus route with services into central Winchester. The area is well served with schooling for all age groups and there are many acres of prime Hampshire countryside surrounding the city.

Additional Information

All mains services. Gas central heating



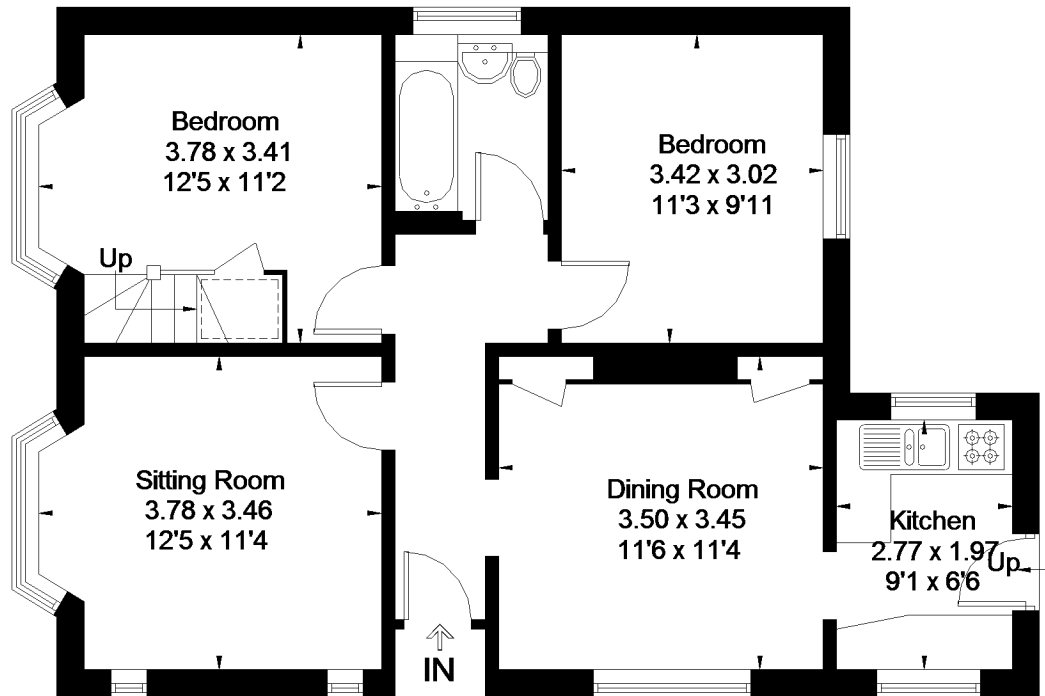
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
85.8 sq m / 924 sq ft

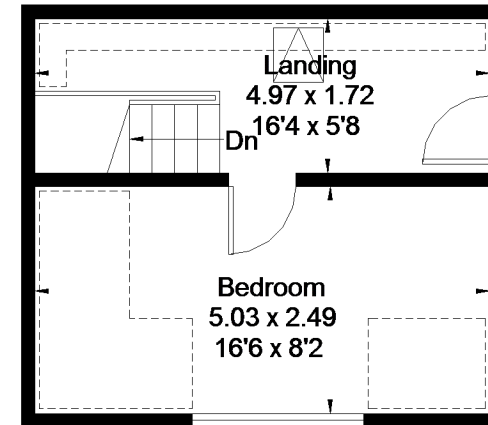


Floorplanz © 2016
0845 6344080 Ref: 165314
This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



Ground Floor

 = Reduced headroom below 1.5m / 5



First Floor

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

