



Ivy Close, Badger Farm, Winchester, SO22 4QR

Jonathan Rees



A superb opportunity to acquire this one bedroom house located in the popular area of Badger Farm within walking distance of Sainsbury's superstore, doctors' surgery and frequent bus service to city centre. Ideal for first time buyers or investors alike.

£245,000

One Bedroom
Kitchen
Open Plan Living/Dining Room
Two Allocated Parking Spaces
Garden
Easy Access To City Centre & University
Ideal First Time Buyers/Investors

ENTRANCE PORCH

Stairs to first floor, door to sitting room.

LIVING ROOM

21' 6" x 9' 7" (6.55m x 2.92m)

Open plan living and dining room, window to front aspect, understairs storage, door to conservatory and kitchen.

CONSERVATORY

10' 2" x 6' 2" (3.1m x 1.88m)

Door to the rear garden.

KITCHEN

7' 9" x 4' 6" (2.36m x 1.37m)

Window to rear aspect, range of eye and base level units, space for appliances, wall mounted 'PrimaF' boiler.

BEDROOM

13' 9" x 9' 9" (4.19m x 2.97m) min 13' max

Window to front aspect.

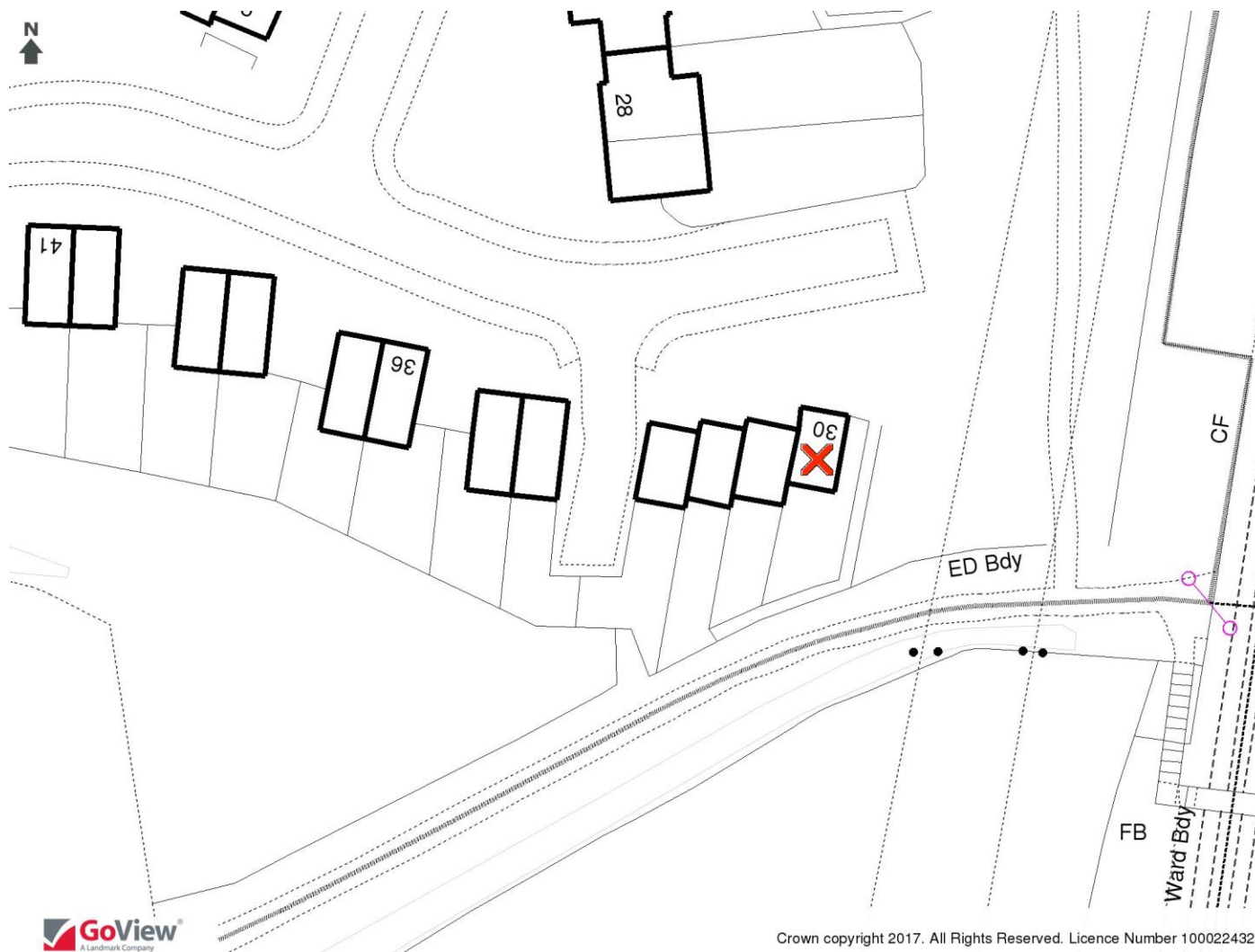
BATHROOM

Three piece suite comprising a low level WC, wash hand basin and bath with shower over, window to rear aspect.

OUTSIDE

To the front the property provides two parking spaces. To the rear the garden is mainly laid to lawn with side access backing onto Clarendon Way.





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Key Information

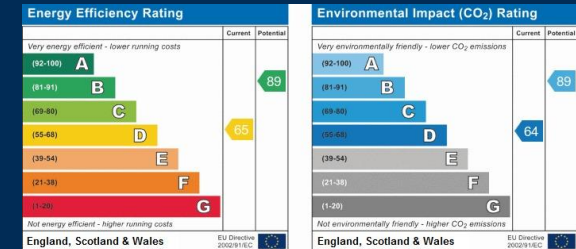
LOCAL AUTHORITY INFORMATION

Winchester City Council
Tax Band 'C'

LOCAL SCHOOLS INFORMATION

Infant/Junior: Stanmore Primary School
Secondary: Kings Secondary School

EPC RATING D/65



IMPORTANT NOTICE

These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.

Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.

All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.

Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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