



Milman Court, 25B Parchment Street, Winchester, SO23 8AZ



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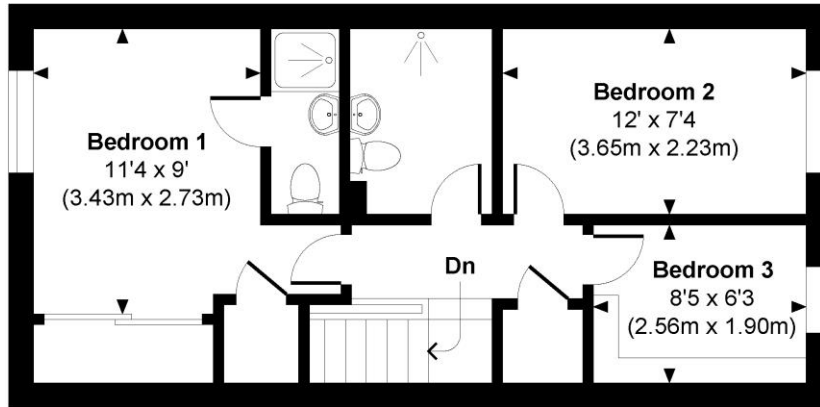
Well-Presented Home in Excellent Central Location

A well-presented terraced house in the heart of the city centre, in very close proximity to both the high street and the train station and in catchment for St Bede and Westgate Schools. The property is in good condition throughout with excellent storage including attic storage. On entering the house there is a wonderful, bright kitchen/breakfast room to the left with plenty of base and eye-level units. Integrated appliances include oven, gas hob and extractor, with space for further appliances. To the rear is the generous sitting room with a good amount of built in storage, attractive sash window and a door to the patio garden. There is a useful downstairs cloakroom and understairs cupboard in the hallway.

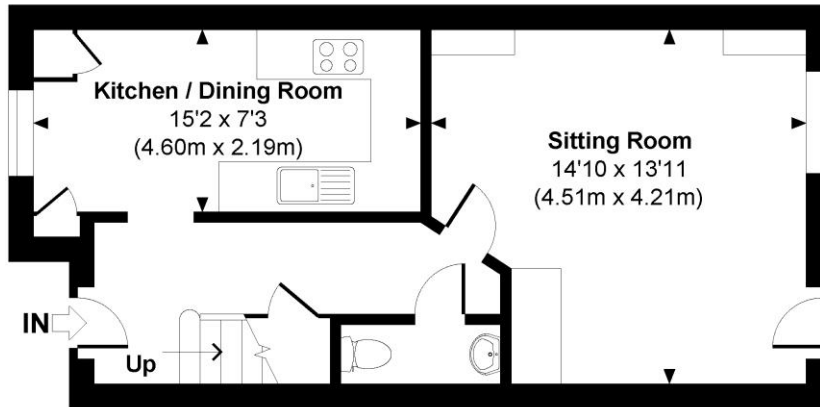
Upstairs, the principal bedroom lies to the front of the house with built in sliding wardrobes and an ensuite shower room. Two further bedrooms lie to the rear, with views over the pretty patio. A shower room with large walk-in shower completes the accommodation on this floor.

Outside, the charming patio garden is a real delight with plenty of space for outside entertaining and a good degree of privacy. A gate from here leads out to the car park where there is an allocated parking space alongside the patio. A resident permit and a visitor permit can be obtained from the council.





FIRST FLOOR



GROUND FLOOR

Milman Court
 Approximate Gross Internal Area
 Total = 843 Sq Ft / 78.29 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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Directions

Leaving on foot from the Winkworth office in Winchester, proceed to the end of Southgate Street and turn right onto the High Street. Follow the road round to the left onto Jewry Street and take the first right onto St Georges Street. Parchment Street is the second road on the left, and Milman Court is on the left approximately three quarters of the way along the street.

Location

Parchment Street is superbly positioned for the mainline railway station (links to London Waterloo in approximately 55 minutes), and city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The house is situated in the catchment for good local schools including St Bede Primary and Westgate All Through School.

Tenure: Freehold

Maintenance Charge: £320 per annum for maintenance of external areas including car park.

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: E

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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Winkworth Country House Department

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Winkworth

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