



CORNES CLOSE, WINCHESTER, SO22
£2,750 per month*

Carter Jonas

CORNES CLOSE, WINCHESTER, SO22 5DS

- 1/2 Reception rooms
- Eat in kitchen
- 3/4 Bedrooms
- 3 Bathrooms
- Garage
- Garden
- Unfurnished

THE PROPERTY

Well presented, this family home offers flexible accommodation:

Ground Floor: entrance hall, Reception room/Bedroom 4 with doors to garden, shower room and integral garage.

First Floor: L shaped sitting / dining room with Juliet balcony overlooking the garden, good sized, contemporary kitchen / breakfast room with Juliet Balcony to the front and integral appliances.

On the top floor there are three bedrooms, the principal bedroom with built in wardrobes and an en suite shower room and two further bedrooms, one with built in wardrobes, and a family bathroom with a bath over the shower.

OUTSIDE

The house has a drive with parking for one car to the front, further permit parking is available. To the rear the house has an enclosed garden with a patio behind the house and is mainly laid to lawn with rear access.

Holding fee equivalent to 1 week's rent £634
Deposit equivalent of 5 week's rent @ £2750 pcm = £3173


A superb family house offering flexible and spacious accommodation within walking distance of the railway station and city centre and within catchment of Western Primary, The Westgate All Through School and Peter Symonds Sixth Form College.



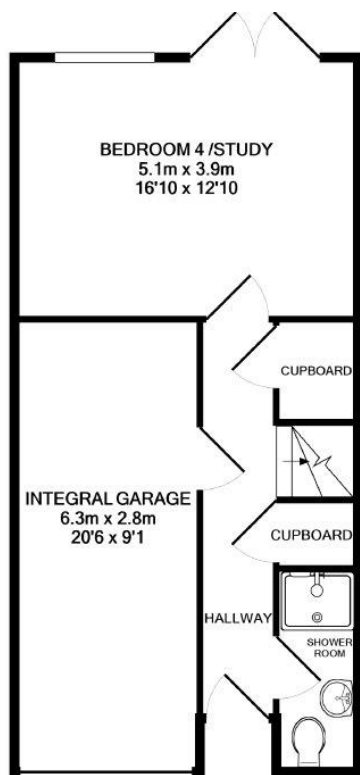
ADDITIONAL INFORMATION

Tenancy	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Winchester City Council, Winchester - Council Tax Band F
Services	Mains water, electricity, gas and drainage. For internet and mobile coverage check the Ofcom website.

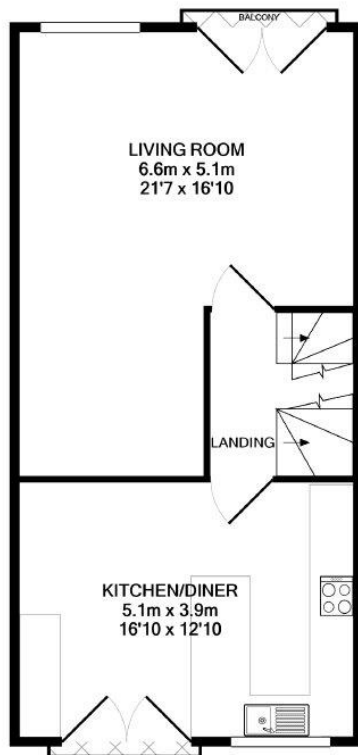
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

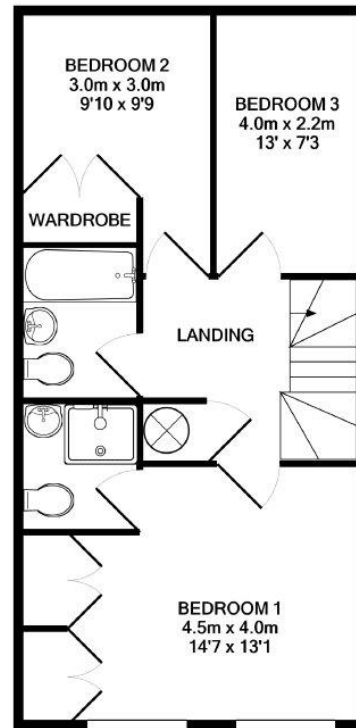




GROUND FLOOR
APPROX. FLOOR
AREA 53.8 SQ.M.
(579 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 54.7 SQ.M.
(589 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 54.7 SQ.M.
(589 SQ.FT.)

TOTAL APPROX. FLOOR AREA 163.3 SQ.M. (1758 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.
*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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