



**13 GORDON AVENUE**  
Winchester, Hampshire, SO23 0QE

**Carter Jonas**



## 13 GORDON AVENUE, WINCHESTER, HAMPSHIRE, SO23 0QE

- 3 bedrooms
- Sitting room
- Dining room
- Kitchen/breakfast room
- Shower room
- Garden
- Summer house/studio

### DESCRIPTION

The traditional glazed and panel entrance door opens to a spacious and light entrance hall with doors through to the sitting room, dining room and stairs rise to the first floor. The sitting room has a box bay to the south elevation, and feature inset fire with cast surround, slate hearth and metro tile surround. The dining room is an equally sized room with windows to the rear, doors through to the cloakroom and steps down into the kitchen/breakfast room, fitted with a range of wall base and drawer units, dual aspect windows and door opening onto the rear garden. On the first floor there are two double bedrooms, further single bedroom and shower room.

### OUTSIDE

To the front there is a range of planting and path leading to the entrance door. To the rear there is a raised patio and decking area, with steps down to a lawned garden with an array of established flora and fauna, with rear pedestrian access and a well equipped summer house/studio which has both power, light and independent heating. Residents on street parking.

**SIMPLY STUNNING VICTORIAN TERRACE IN THE POPULAR RESIDENTIAL AREA OF HIGHCLIFFE, JUST ¾ MILE FROM THE CITY CENTRE**





## LOCATION

Within 1 mile of the city centre the area of Highcliffe is predominantly Victorian and Edwardian housing, with a local primary school, church and access to all of the major roads and public transport networks of the city.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains electric, water 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 D.

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







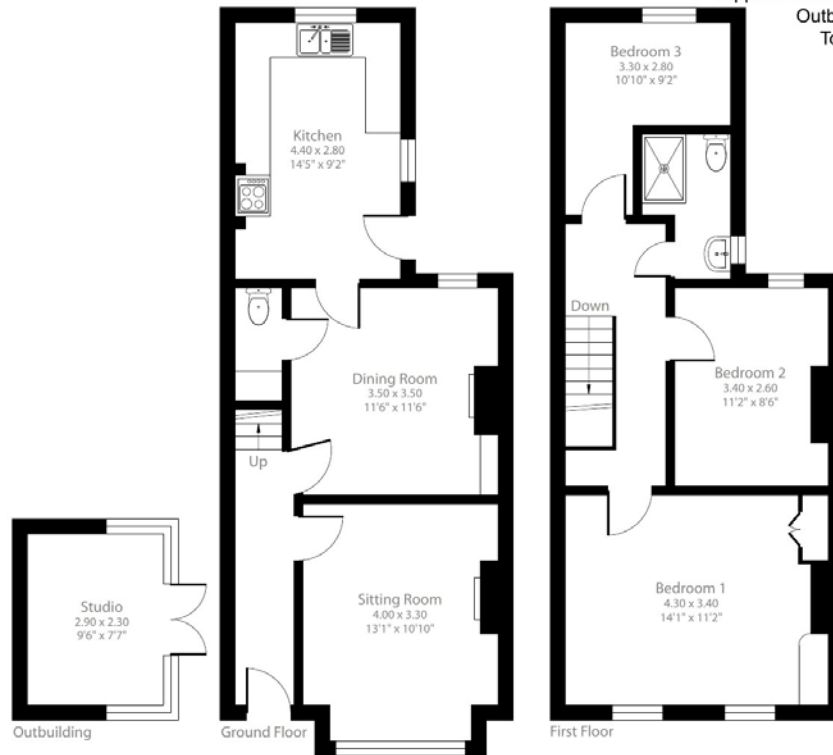
## Gordon Avenue, Winchester, SO23

Approximate Area = 962 sq ft / 89.3 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1034 sq ft / 95.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Ritchcom 2024. Produced for Carter Jonas. REF: 1134766



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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