



77 ROMSEY ROAD

Winchester, Hampshire, SO22 5DL

Carter Jonas

77 ROMSEY ROAD, WINCHESTER, HAMPSHIRE, SO22 5DL

- Two bedrooms
- Shower room
- Spacious kitchen/diner
- Bay-fronted reception room
- Enclosed rear courtyard
- Winchester city centre approx. 0.7 miles
- EPC rating: D

DESCRIPTION

The home welcomes you through a bright and inviting entrance hall with doors through to reception rooms, complete with a large bay window that fills the space with natural light. Adjacent lies the dining room, perfect for hosting meals or use as a second sitting area or home office. To the rear, the kitchen/diner offers generous space for cooking and informal dining, fitted with integrated appliances and overlooking the private rear courtyard garden. Upstairs, the property features two spacious double bedrooms. The family bathroom is finished in a neutral tone and fitted with a walk-in shower, WC, and wash basin.

OUTSIDE

A paved rear courtyard provides a sunny, south-facing outdoor space with fenced boundaries for privacy. A pathway provides convenient rear access. There is a parking bay behind the property, available by separate negotiation.

AGENTS NOTES

This property is currently used as an HMO successful let. For over 15 years with no voids or breaks. For further information please contact the agents.

A SPACIOUS AND WELL-LAID-OUT HOME IDEAL FOR FAMILIES, PROFESSIONALS, OR INVESTORS ALIKE. THIS TERRACED PROPERTY COMBINES PERIOD FEATURES WITH MODERN LIVING, OFFERING A VERSATILE AND COMFORTABLE LAYOUT ACROSS TWO FLOORS.



LOCATION

Situated approx. 0.7 miles from the heart of Winchester city centre, Romsey Road is superbly positioned for access to local amenities, shops, cafes, and excellent transport links—including Winchester railway station with direct trains to London Waterloo. Families will appreciate being in the catchment area for some of the most highly regarded schools in the region, including Western Church of England Primary School and the outstanding The Westgate School. The renowned Peter Symonds College is also nearby, making this a perfect location for educational needs across all ages.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains gas central heating, water supply, electricity and drainage system.

Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Council Tax: Band C.

Local Authority: Winchester City Council.

Viewings: Strictly by appointment with Carter Jonas, 01962 842742.



Romsey Road, SO22

Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft



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Produced for Carter Jonas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(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	

Office 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

carterjonas.co.uk

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