

  
Hellards



*At home in Winchester*

# 56 Upper Brook Street

WINCHESTER, HAMPSHIRE, SO23 8DG

**Asking Price £695,000**

- Well-Designed Modern Townhouse
- Convenient City Centre Location
- Garage/Visitors' Parking/On-Street Permit Parking
- Three Bedrooms and Two Bath/Shower Rooms
- Pretty Courtyard Garden

A well-designed modern townhouse with a garage and courtyard garden, conveniently located in a delightful street within easy walking distance of the High Street in the City centre. The property is immaculately presented throughout, with generous rooms set over three storeys. It forms part of the small Merchants Place development, which was built in 1993.

The property is approached from Upper Brook Street, with a metal gate opening into an undercover area with the front door of the house opening to the entrance hall, with an inset brush mat, natural slate flooring, stairs to the first floor and a cloakroom, A door leads through to the kitchen/dining room, which has a range of units and drawers, with worktops and tiling above. Appliance include an electric range cooker with a gas hob, a built in fridge/freezer, dishwasher and washing machine. There is natural slate flooring and French doors to the garden.

Off the first floor landing is the spacious sitting room, which has a fireplace and power point for an electric fire. The main bedroom has a double wardrobe and an en-suite shower room with a white suite. Stairs lead up to the second floor, where there is a second double bedroom,





which has a deep built-in wardrobe. A third bedroom could double as a study. The bathroom has a tiled floor and white suite.

The delightful courtyard garden has low-maintenance paving, and has a brick wall on two sides and fencing to the third side. A metal gate leads to the rear and the visitor's parking spaces.

Upper Brook Street is conveniently positioned for the city centre with its high street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, museum and, of course, the City's historic cathedral. The M3 motorway, A33 and A34 are easily accessible from this location, as is the railway station with mainline services to London and the Midlands.

### SERVICES

We understand that all mains services are connected.

### MAINTENANCE CHARGE

There are 14 properties in Merchants Place. They manage the common parts themselves, and contribute £200/£250 pa each towards this. There is a sinking fund with £20,000 in it for future repairs/maintenance.

### LOCAL AUTHORITY INFORMATION

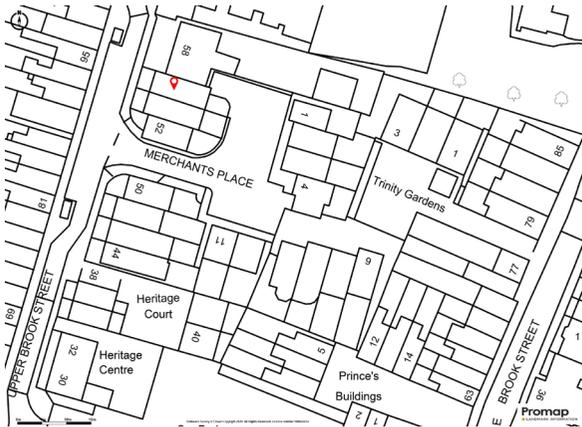
Winchester City Council

Council Tax Band: E

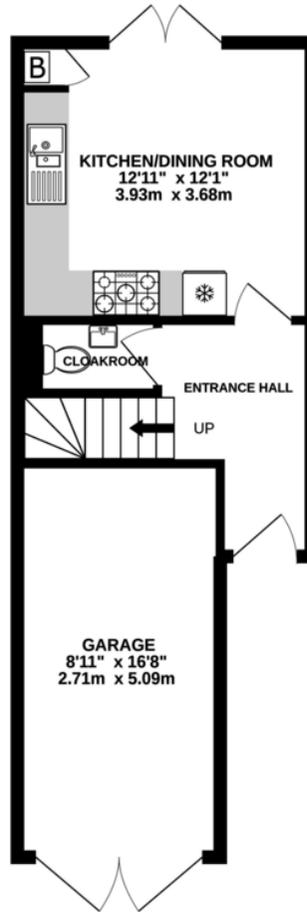
### DIRECTIONS

From Friarsgate on the one-way system in the City centre: pass the carpark on the right, and the Brooks Shopping centre carpark on the left. Turn right at the sharp bend, going into Upper Brook Street. No. 56 will be found on the right hand side, as indicated by our For Sale board.

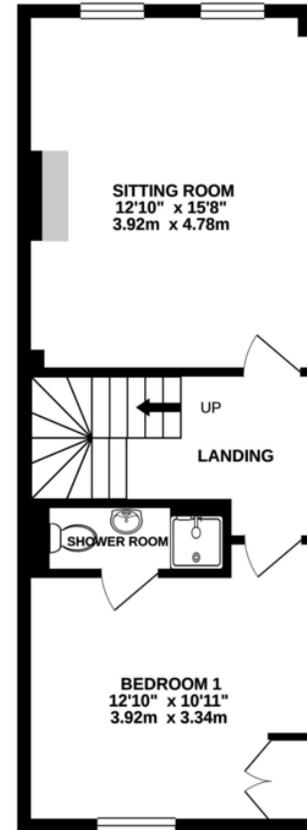




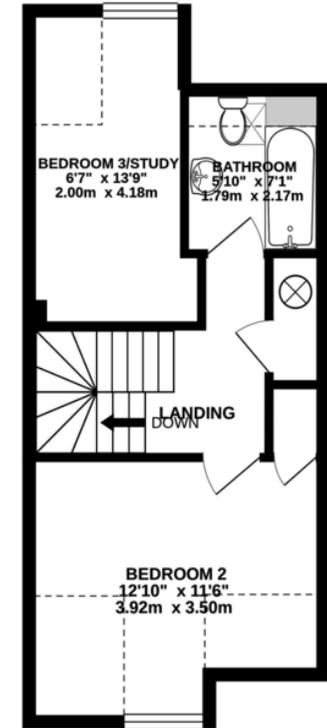
GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
68	85
England & Wales	EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

