



sparks ellison

38 Harvest Close, Winchester, SO22 4DW

£1,295 Per Calendar Month

A mid-terrace two-bedroom house in good order with parking and garage in a separate block. Located in the Badger Farm area of Winchester with easy access to local shops, the M3 motorway and the city centre. The house is set back from the main road with a communal green space directly in front.

ACCOMMODATION

Ground Floor

Sitting Room:
14'4" x 11'8" (4.37m x 3.56m) Radiators x 2. Under stairs cupboard housing the meters, dual aspect windows, stairs to the first floor.

Kitchen:
14'4" x 9' (4.37m x 2.74m) Radiator x 1. Range of beechwood effect wall and base units with a black granite effect worktops and upstand. Space and plumbing for a washing machine, built in fridge freezer, built in electric oven and gas hob with extractor hood over. All white good replaced in 2025. Stainless steel one and a half sink with right hand drainer. Back door to garden.

First Floor

Landing:
Loft access

Bedroom 1:
11'7" x 10'8" (3.53m x 3.25m) Radiator x 1. Two windows facing out onto the communal green area, built in wardrobe with shelves and hanging.

Family Bathroom:
White suite with chrome fitments comprising bath with shower over and glass screen, wash basin, WC and cupboard housing boiler.

Bedroom 2:
9' x 7'5" (2.74m x 2.26m) Radiator x 1. Window facing out onto the communal green area.

OUTSIDE

Front:
Pathway to front door with lawned area, shingle border and shrubs. Access to the garage block is located to the right-hand side of the property.

Rear Garden:
West facing back garden with a lawned area, patio next to the house, mature shrubs and a gate leading to the garage block.

OTHER INFORMATION

Approximate Age:
1980

Approximate Area:
795sqft/73.8sqm

Managment:
Fully managed

Availability:
Immediate

Deposit:
£1494

Pets:
No

Heating:
Gas central heating

Windows:
UPVC double glazing

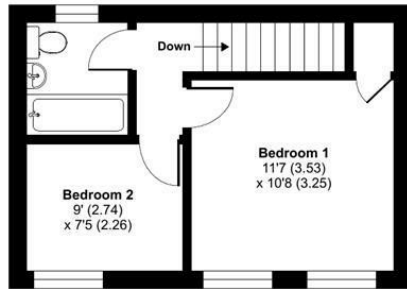
Infant/Junior School:
Olivers Battery Primary School

Secondary School
Kings School

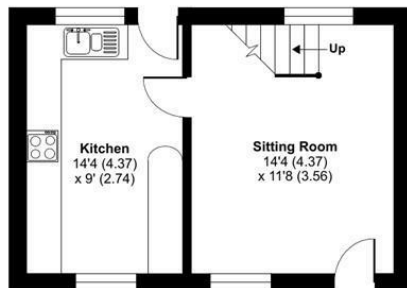
Local Council:
Winchester City Council

Council Tax:
Band C

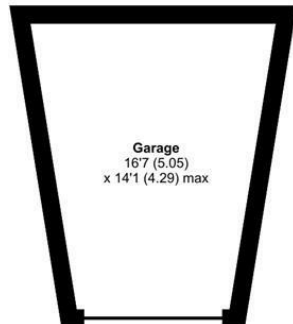
Ground Floor = 303 sq ft / 28.1 sq m
 First Floor = 303 sq ft / 28.1 sq m
 Garage = 189 sq ft / 17.6 sq m
 Total = 795 sq ft / 73.8 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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