



44A St John's Road
Winchester
Hampshire
SO23 0HQ



BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

44A ST JOHN'S ROAD

PRICE GUIDE: £650,000

The Property

44A St John's Road is an end of terrace, two storey house which has been converted into four flats. The original dwelling probably dates from around the turn of the Nineteenth Century. All the flats are in a reasonable condition but would benefit from some updating. To the rear of the property is a reasonable sized garden, parking area and a garage. This property is in a sought after location and has great potential so viewing is very highly recommended.

- * **NO FORWARD CHAIN** *
- * **SOUGHT AFTER LOCATION** *
- * **GREAT INVESTMENT POTENTIAL** *
- * **FOUR FLATS** *
- * **REASONABLE SIZED GARDEN** *
- * **PARKING AREA** *
- * **GARAGE** *

The Location

St John's Road is to the east of the city centre, about 700 metres from the High Street. Winchester offers a wide range of amenities to include a general hospital, university, highly regarded schools and a main line railway station to London Waterloo. Access to the M3 motorway is nearby.

Directions

Enter the postcode SO23 0HQ in to Sat

ACCOMMODATION

Front door opening to communal entrance with doors opening to flats 1 & 2. Staircase to first floor landing with doors opening to flats 3 & 4.

FLAT ONE

Living Room/Kitchen.
Bedroom.
Shower room.

FLAT TWO

Living Room.
Kitchen.
Bedroom.
Shower Room.

STUDIO FLAT THREE

Living Room/Bedroom.
Kitchen.
Shower room.

FLAT FOUR

Living Room/Kitchen.
Bedroom.
Shower Room.

OUTSIDE

There is a reasonable sized garden to the rear and a parking area.

GARAGE Doors to front.

TENURE: Leasehold.

LEASE REMAINING: 860 years approx.

GROUND RENT: Peppercorn.

SERVICE CHARGE: Non payable.

SERVICES: All main services.

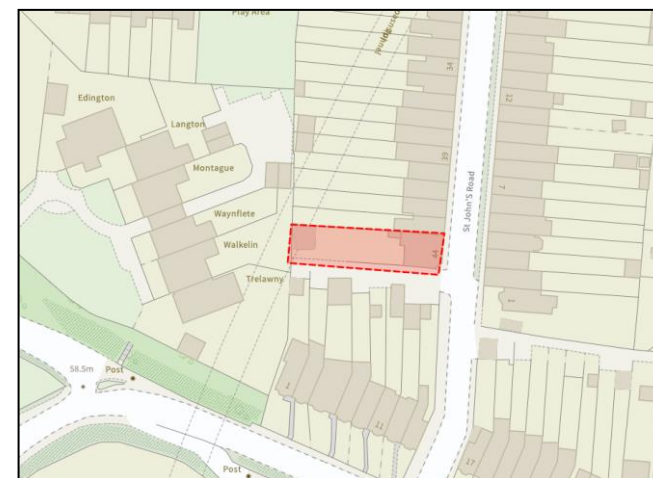
LOCAL AUTHORITY: Winchester.

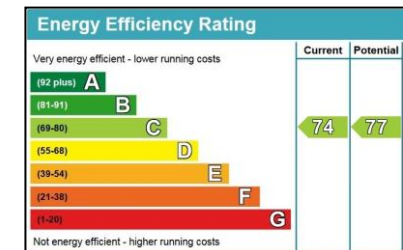
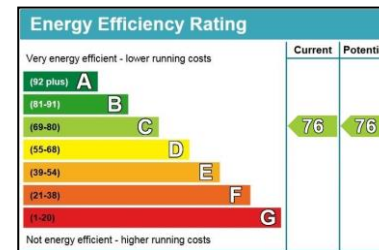
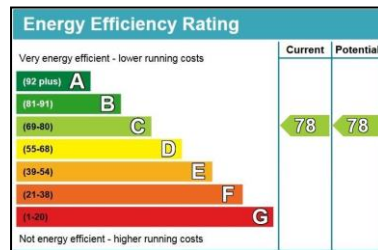
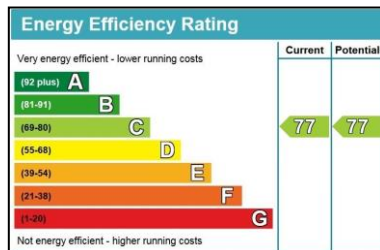
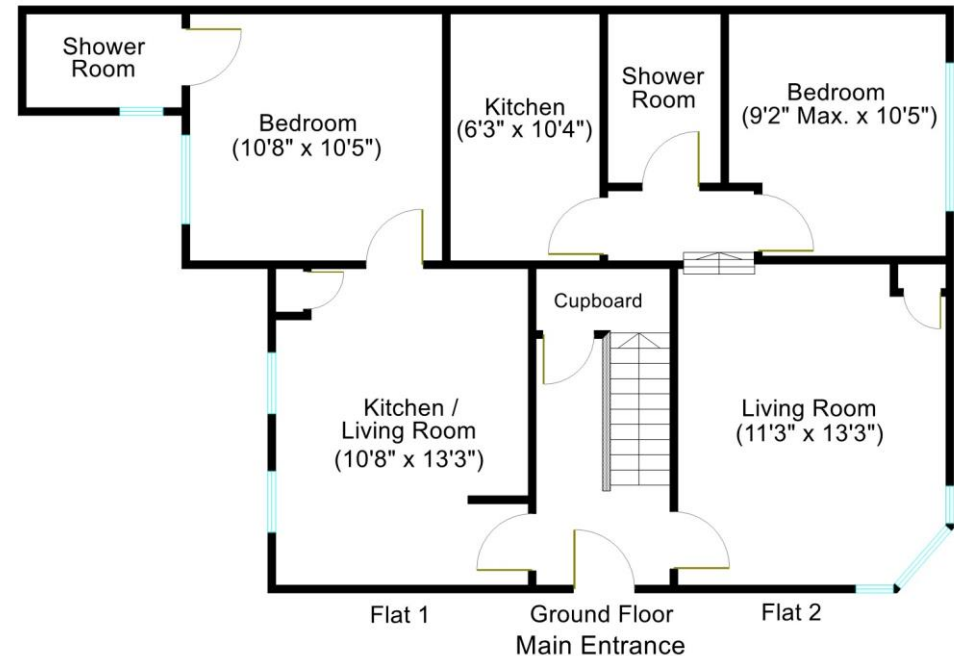
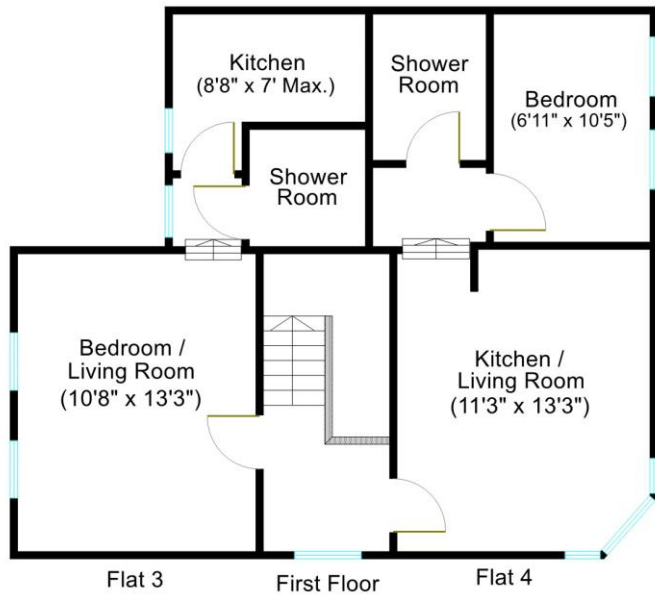
COUNCIL TAX BAND: Flats 1,2 & 3 – B, Flat 4 - A

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract.

All measurements contained herein are to be considered approximate.

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





Total approx. internal floor area
= 1,340.4 sq ft / 124.5 sqm
Floor Plan for identification
and guidance purposes only



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

