



**Christchurch Road, Winchester SO23 9TG**  
**Rent: £1,625 pcm EPC Rating: C Council Tax Band: D**

## Property Features

SECURE DEVELOPMENT \* ALLOCATED PARKING SPACE \* ENCLOSED GARDEN \* MANAGED BY AGENT \* UNFURNISHED \* ELECTRIC GATES \* POPULAR AREA OF ST CROSS \* EAT IN KITCHEN \* PHOTOGRAPHS FROM 2020.

## Description

This terraced house is tucked away in a small development of just three properties on a private road in the popular area of St Cross. The ground floor includes a good sized kitchen/dining room with room for a table and chairs. The appliances include a dishwasher, fridge/freezer, washing machine, oven and grill, gas hob and cooker hood. At the rear of the house, the sitting room has a door directly to the garden where there is a large storage unit. There is also a cloakroom that completes the ground floor. The first floor contains two double bedrooms, both with wardrobes and a bathroom with shower over the bath. The rear garden is fully enclosed and mostly laid to lawn. The shared driveway has an allocated parking space, and there is additional shared visitor parking on a first come first serve basis. All services are main connected, and it has gas central heating and hot water.

## Additional Information

Postcode: SO23 9TG

Available: 5th March 2026

Winchester City Council: Tax band D

EPC Rating: C

Unfurnished

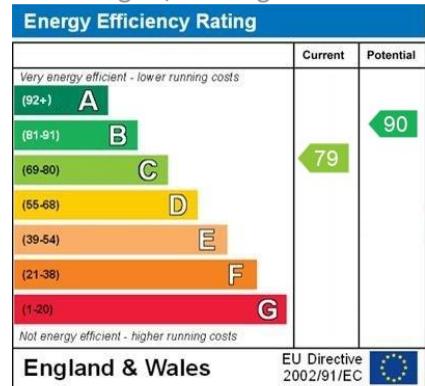
A pet at the Landlord's discretion

Deposit: £1875 (five weeks based on advertised rent)

Holding deposit: £375 (one week based on advertised rent)

Broadband available - refer to the Ofcom Checker for more detail

Mobile Signal/Coverage - refer to the Ofcom Checker for more detail



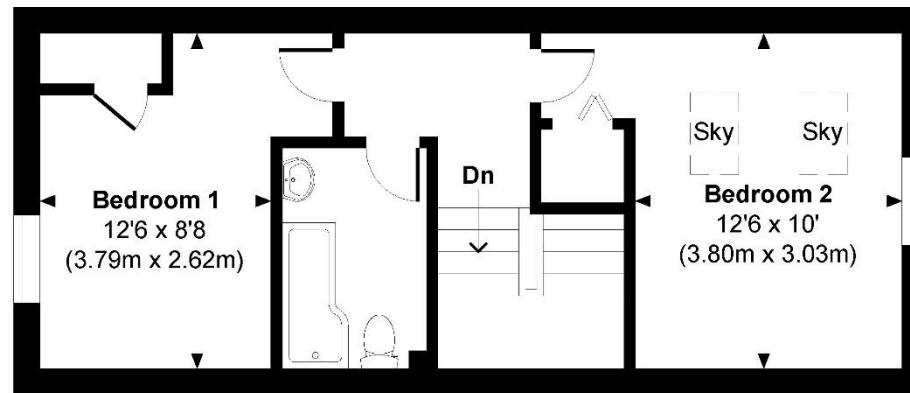
## AGENTS DETAILS

T - 01962 842155

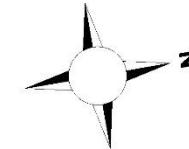
E - [katherine@purdieandswan.co.uk](mailto:katherine@purdieandswan.co.uk)

W - [www.purdieandswan.co.uk](http://www.purdieandswan.co.uk)

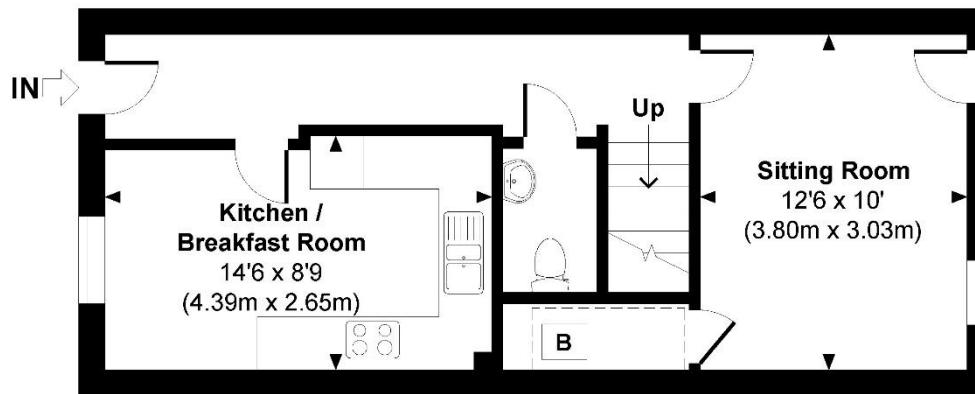
We wish to inform you that these particulars, which are believed to be accurate, are set out for your guidance only, and do not constitute or form part of an offer or contract. You should satisfy yourself by inspection, searches, enquiries and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Purdie & Swan or the vendor or lessor. All measurements, distances and the proportions of the floor plans provided are approximate. We have not carried out a survey nor tested the services, appliances and specific fittings. Fixtures, fittings and furnishings are not included unless specifically described. It should not be assumed that the property remains as shown in the photographs. Amounts quoted are exclusive of VAT if applicable.



Approximate Gross Internal Area  
Total = 801 Sq Ft / 74.40 Sq M  
Includes areas with Restricted room height.



### FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

 Indicates restricted room height less than 1.5m.

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T - 01962 842155

E - [katherine@purdieandswan.co.uk](mailto:katherine@purdieandswan.co.uk)

W - [www.purdieandswan.co.uk](http://www.purdieandswan.co.uk)

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