



*Toby Gullick*

INDEPENDENT PROPERTY SPECIALIST

125 Upper Brook Street

£425,000

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An Attractive Victorian cottage with appealing period features situated in a sought after location in Central Winchester. On entering the terraced property it welcomes you into a delightful sitting room with a traditional period fireplace.

To the rear of this charming property is a light-filled open plan spacious kitchen/dining room with a range of cream fronted shaker style units and ceramic tiled flooring with French doors opening onto the rear garden. This low maintenance, pretty city garden is west facing and is ideal for entertaining or relaxing.

To the rear of the garden is a useful store with water and electricity supply, could be converted into the ideal home office. First floor comprises two bedrooms and a family bathroom.

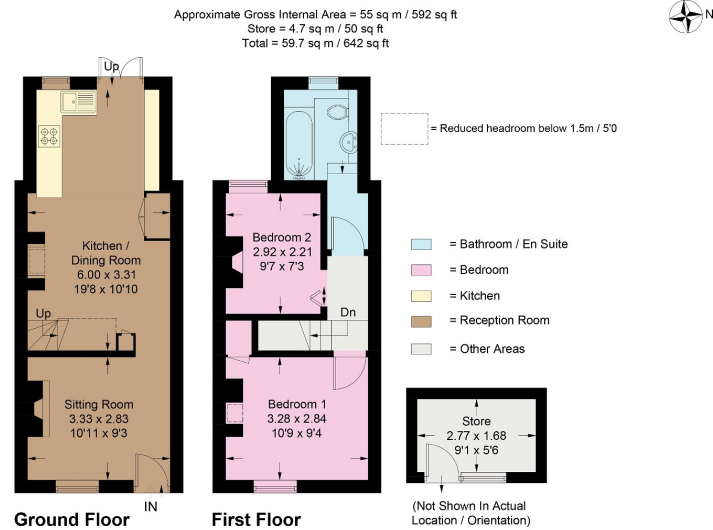
This versatile cottage presents an excellent investment and offers the opportunity to extend in the loft to create more living space, subject to planning, the current loft is boarded.

Upper Brook Street is a desirable location within the city centre, minutes from the mainline railway station and award-winning pubs, restaurants and bars. A plethora of boutique shops, café bars and well equipped gyms, there is so much to enjoy in this City. Cultural and leisure facilities, a theatre, cinema, cosmopolitan High Street and renowned 'Square' are only a short walk away.

Steeped in history, Winchester is England's ancient Capital City and former seat of King Alfred the Great. This vibrant and wonderful City seamlessly combines grand old architecture with 21st century art, sculpture and world-class attractions which includes the magnificent Cathedral.

The historical city of Winchester, a much sought after place to live and work, is but a stones throw from the South Downs National Park and a short journey to the New Forest. Ideal locations to explore either on foot or by bike - the perfect leisure escape.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1037933)

- Characterful Victorian Cottage
- kitchen/Dining Room
- Family Bathroom
- On Street Permit Parking
- Opportunity to Convert the Loft Subject to PP
- Sitting Room
- Two Bedrooms
- Useful Store room with Water and Electricity Supply
- City Centre Location
- No Forward Chain

