



## Sparkford Close

Winchester, SO22 4NH

£2,550 Per Calendar Month



\*New flooring to be supplied throughout prior to new tenancy\*

**\*\*STUDENT PROPERTY\*\*** We are pleased to present a five bedroom student house in Winchester, in close proximity to the university. The property comprises entrance hall, kitchen, living room, bathroom, shower room, four double bedrooms and single bedroom. Offered furnished. The property benefits from enclosed rear garden, off road parking, double glazing and gas central heating.

The tenancy entered into is an AST (assured shorthold tenancy) where each tenant and chosen guarantor is joint and severally liable for the duration for the tenancy.

Bills included is an optional extra that can be discussed with the agent on viewing the house. The package is offered by a third party and is not included within the tenancy agreement or a service offered by the landlord directly.



ENTRANCE HALL  
Radiator and utility cupboard.

BEDROOM 9'7" x 16'10" (2.92 x 5.14)  
Window to front aspect, radiator and power points.

BEDROOM 8'7" x 9'11" (2.61 x 3.03)  
Window to rear aspect, radiator and power points.

CLOAKROOM 3'11'8" x 7'11" (95 x 2.41)  
WC and sink.

LANDING  
Window to front aspect.

KITCHEN 7'5" x 8'10" (2.25 x 2.7)  
Window to rear aspect, range of eye and base level units with stainless steel sink and worktops. Free standing cooker and fridge/freezer.

LIVING ROOM 11'8" x 26'2" (3.56 x 7.97)  
Windows to front and rear aspect, radiators, media and power points.

LANDING.  
Airing cupboard.

BATHROOM 6'10" x 7'5" (2.09 x 2.27)  
Three piece suite comprises bath with shower over, WC and sink. Window to rear aspect.

BEDROOM 10'0" x 10'4" (3.05 x 3.16)  
Built in wardrobe, window to rear aspect, radiator and power points.

BEDROOM 8'2" x 13'8" (2.49 x 4.17)  
Built in wardrobe, radiator, window to front aspect and power points.

BEDROOM 6'5" x 10'0" (1.96 x 3.05)  
Window to front aspect, radiator, built in wardrobe and power points.

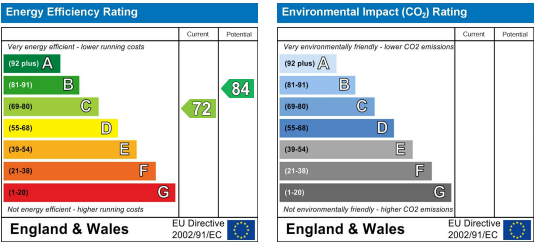
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.