



HUNTERS

TO LET  
02380 987 720

**HUNTERS®**  
HERE TO GET *you* THERE



6



2



C

Sparkford Close, Winchester

Per Calendar Month £3,465 Per Calendar Month



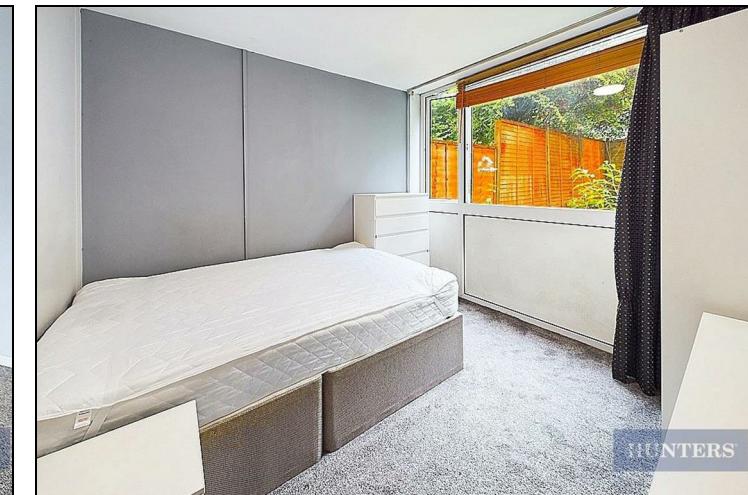
**\*\*STUDENT PROPERTY\*\*** We are pleased to present a six bedroom student house in Winchester. The property comprises entrance hall, kitchen, living room, bathroom, shower room, five double bedrooms, single bedroom and utility area. Offered furnished the property benefits from enclosed rear garden,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

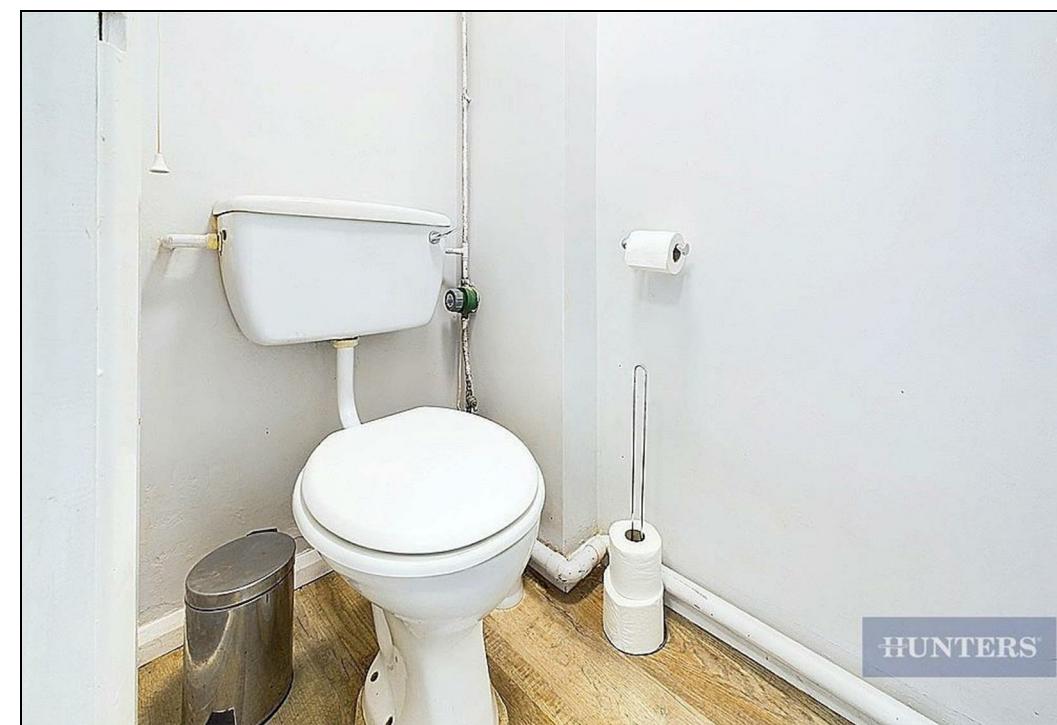
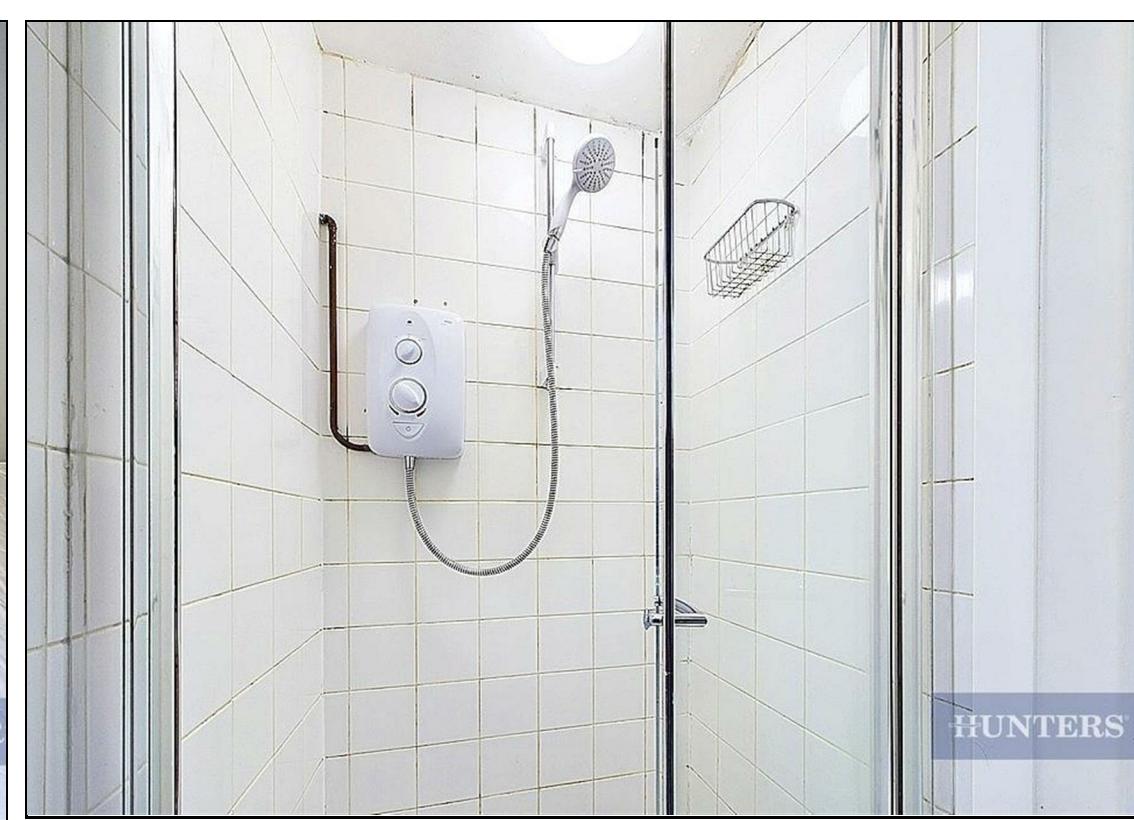
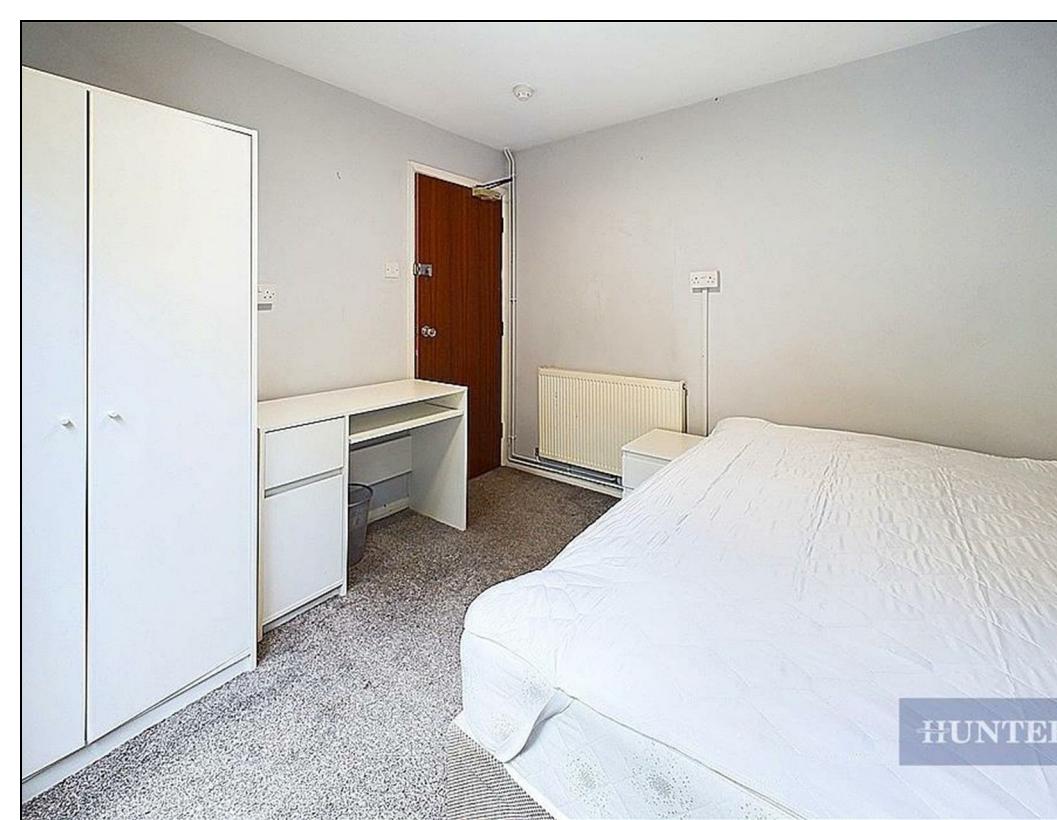
The tenancy entered into is an AST (assured shorthold tenancy) where each tenant and chosen guarantor is joint and severally liable for the duration for the tenancy.

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.

## KEY FEATURES

- Six bed student house
- Separate shower room & bathroom
- Off road parking
- Spacious lounge & separate kitchen
- Gas central heating & double glazing
- 0.2 mile walk to University of Winchester
- Bills package available as optional extra, paid separately to the rent
- EPC: C (74)
- Council tax: Exempt for full time students







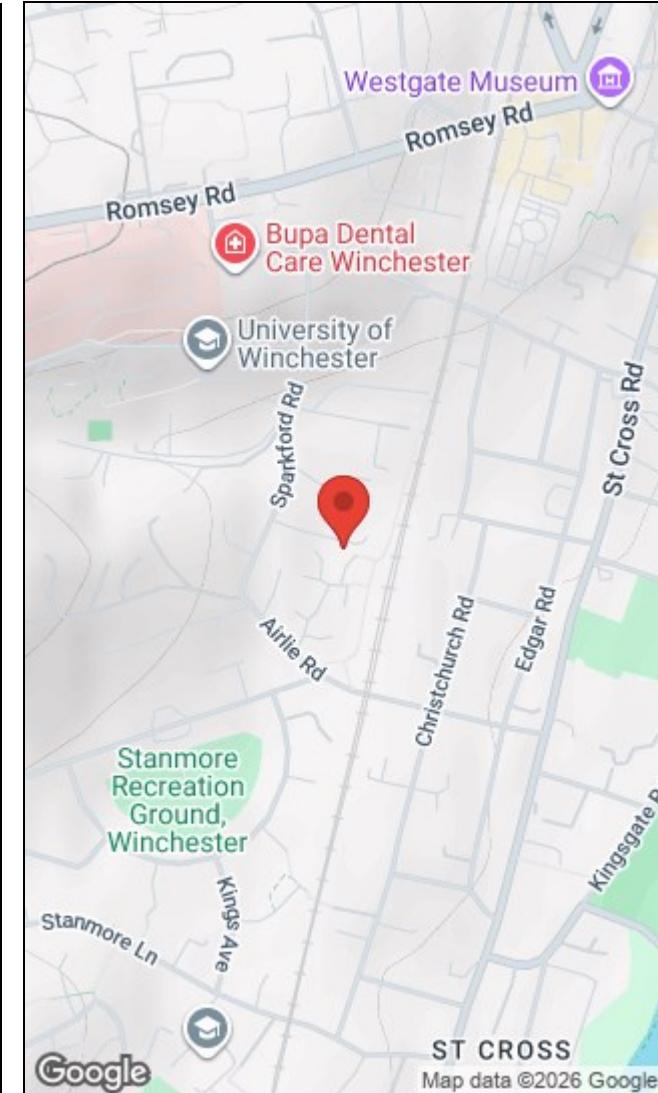
HUNTERS

Approximate total area<sup>(1)</sup>  
123.64 m<sup>2</sup>  
1330.85 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	74	86
(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		

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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