



**84 TAPLINGS ROAD**  
Winchester, Hampshire, SO22 6HF

**Carter Jonas**

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## 84 TAPLINGS ROAD, WINCHESTER, HAMPSHIRE, SO22 6HF

- No chain
- Two bedrooms
- Dual aspect sitting room
- Potential to extend and improve (STPP)

### DESCRIPTION

The entrance door opens to the inner hall, with stairs rising to the first floor and doors through to the sitting room and kitchen. The sitting room is a 20ft dual aspect through room and opens onto the rear garden and also opens through to the kitchen. The kitchen is fitted with wall, base and drawer units, with electric oven, gas hob and extractor over. The side door provides access to the covered lean to with separate store rooms and further door to the front and rear gardens. On the first floor there are two double bedrooms, separate WC and bathroom.

### OUTSIDE

There are gardens to the front and rear, these are mostly laid to lawn. Residents on street parking.

**A GREAT OPPORTUNITY TO PURCHASE A FANTASTIC SEMI-DETACHED HOUSE IN NEED OF SOME MODERNISATION, WITH POTENTIAL TO EXTEND AND IMPROVE SUBJECT TO PLANNING**



## LOCATION

Steeped in history, Winchester is England's ancient capital city and former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world class attractions which includes the magnificent cathedral. The city itself offers a wide and varied selection of unique independent shops and historical attractions, along with a choice of fine dining general eateries, contemporary bars and cultural cinema and renowned theatre productions. Winchester is perfectly located for the commuter, family or professional, within a 1 hour commute of London Waterloo by train. Road links are equally conveniently accessible with the M3, A34, A303 and M27 close to hand giving ease of access to The South Coast, The New Forest, Wiltshire and Dorset. Nearby schools include Western CE Primary, The Westgate School and Peter Symonds College.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water, electricity, gas and drainage. Gas central heating. Broadband: Fibre to the cabinet (FTTC). For internet and mobile services check Ofcom's website.

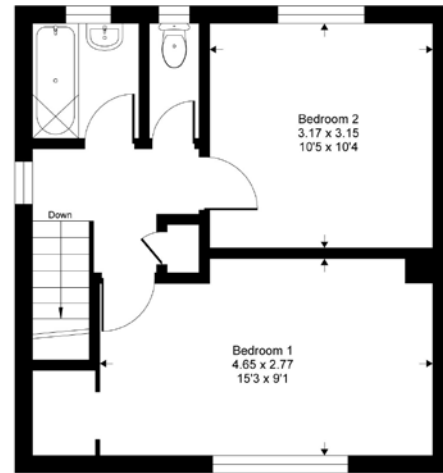
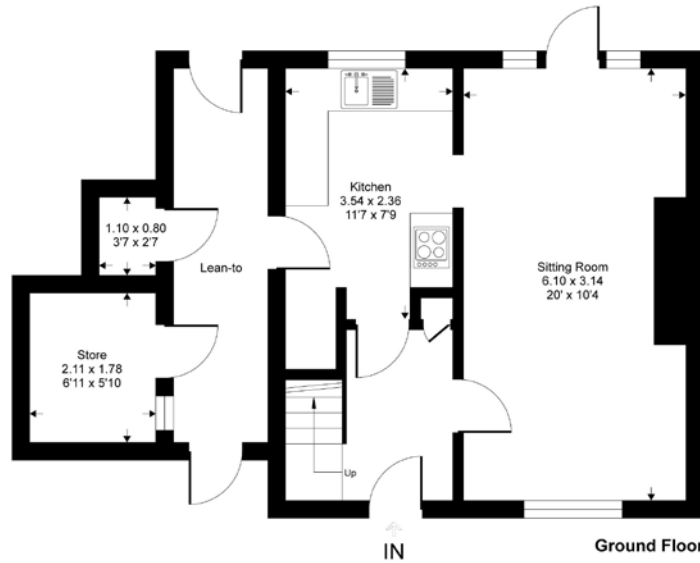
**Local Authority:** Winchester City Council. Council Tax Band C.

**Viewings:** Strictly by appointment with Carter Jonas, 01962 842742.



## Taplings Road, SO22

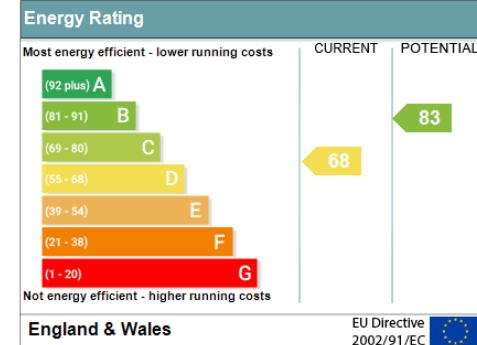
Approximate Gross Internal Area = 68.9 sq m / 742 sq ft  
Approximate Garage Internal Area = 4.5 sq m / 49 sq ft  
Approximate Total Internal Area = 73.4 sq m / 791 sq ft  
(excludes lean-to)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
Produced for Carter Jonas



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