



Hellards



8 Lower Brook Street

WINCHESTER, HAMPSHIRE, SO23 8DR

Asking Rent £ 1,750 PCM

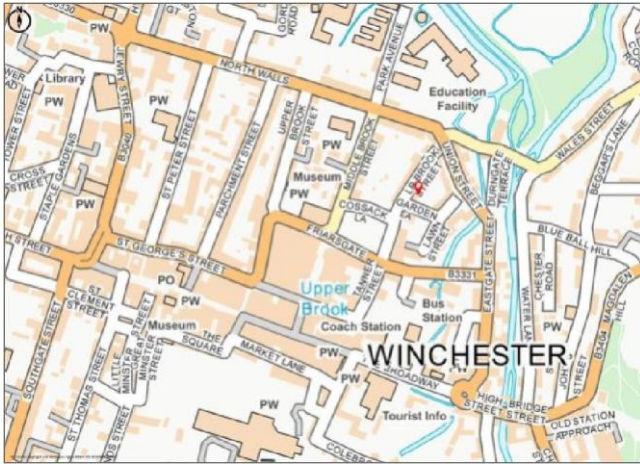
- Energy Performance Rating C
- Holding Deposit £403.89
- Deposit £2019.20
- Council Tax Band C
- Spacious and Versatile Accommodation
- Open Plan Sitting Room / Dining Room / Kitchen
- Three / Four Bedrooms
- Bedroom Four / Reception Room
- Modern Bathroom



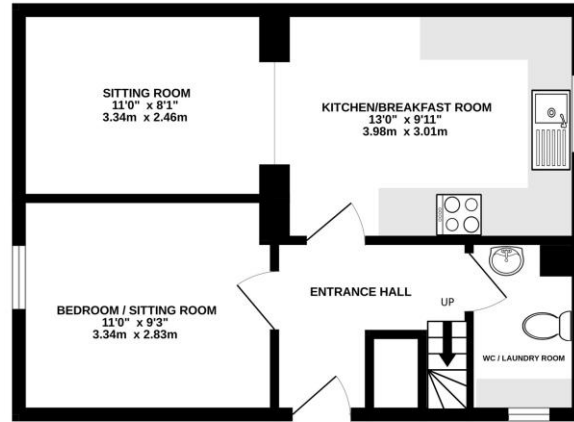
A spacious and versatile duplex, in a central location. Suitable for both families and students.



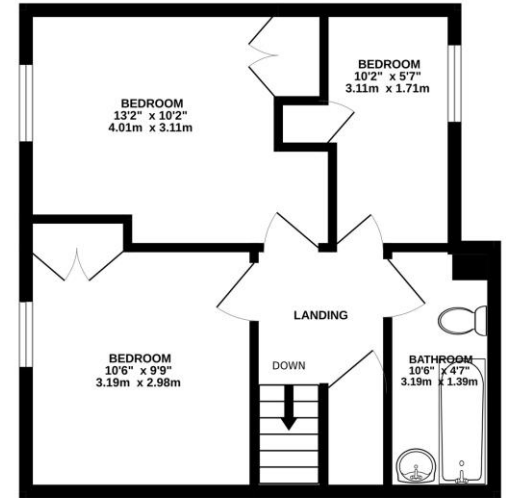




FIRST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



SECOND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	78	80
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	