



**30 MAY TREE CLOSE**

Winchester, Hampshire, SO22 4JE

**Carter Jonas**



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## 30 MAY TREE CLOSE, WINCHESTER, HAMPSHIRE, SO22 4JE

### AN EXCITING OPPORTUNITY TO ACQUIRE A 2 BEDROOM HOUSE WITH A GARAGE, IN A QUIET LOCATION IN BADGER FARM

- Open plan living/dining room
- Kitchen
- 2 Bedrooms
- Bathroom
- Garage
- Off street parking
- Enclosed rear garden
- Outside store

#### DESCRIPTION

The property offers spacious accommodation. The front of the property is approached by a footpath and there is a useful storage cupboard to the left of the front door which leads into an entrance hall. The generous size living/dining room has patio doors to the garden. There is a fitted kitchen with integrated oven and gas hob. Upstairs there are 2 bedrooms both with fitted wardrobes overlooking the garden. The recently modernised bathroom has a large walk in shower and the airing cupboard and loft are accessed from the landing.

#### OUTSIDE

To the rear of the property it is mainly laid to lawn. There is unrestricted parking and a garage in a block.





## LOCATION

Badger Farm is a popular residential area situated about 2 miles to the south of central Winchester. There is a nearby Sainsbury's superstore with Starbucks coffee shop, petrol filling station and adjacent doctor's surgery. Furthermore, the property is within a 0.7 mile walk of Oliver's Battery Primary School and 1 mile of Kings' Secondary School. There is easy access to the M3/M27 and a regular bus service runs to the city centre where there are comprehensive facilities including the Cathedral, shops and mainline railway station.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains electricity, water 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.

**Viewing:** Strictly by appointment through the selling agents, Carter Jonas, 01962 842742.



## May Tree Close, SO22

Approximate Gross Internal Area = 58.3 sq m / 628 sq ft

Approximate Garage Internal Area = 0.4 sq m / 5 sq ft

Approximate Total Internal Area = 58.7 sq m / 633 sq ft



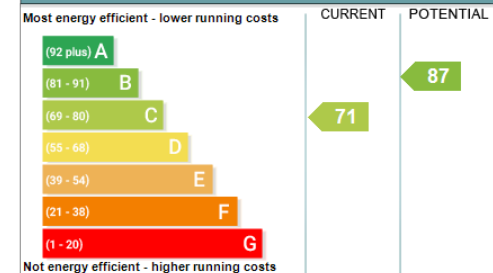
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Produced for Carter Jonas



Address: 30 May Tree Close, WINCHESTER, SO22 4JE  
RRN: 8534-0728-8400-0768-0202

### Energy Rating



England & Wales

EU Directive  
2002/91/EC



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