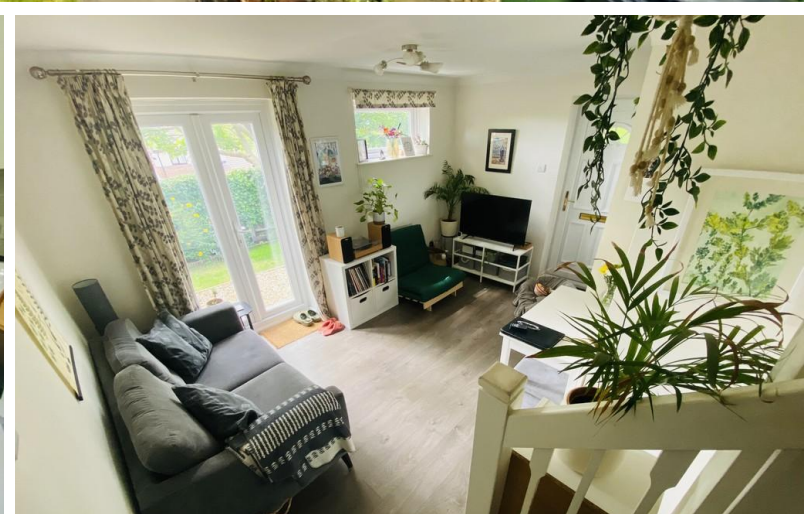
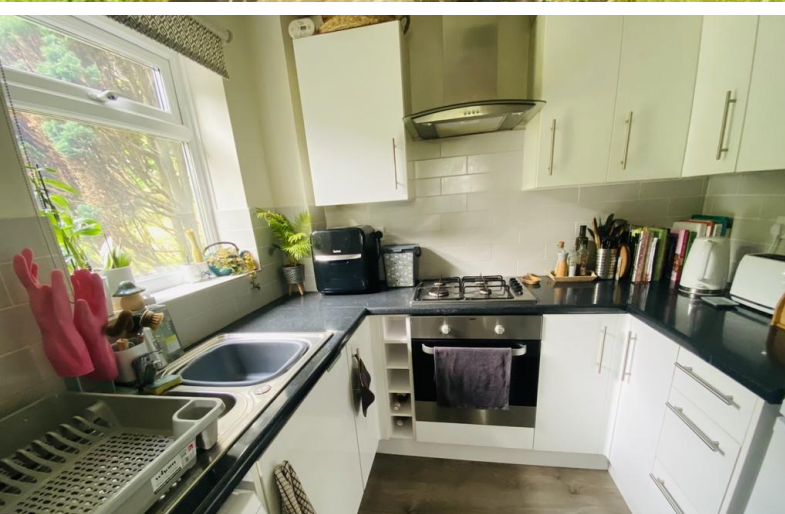


**FOR SALE**



**Lowden Close, Badgers Farm**

**1 Bedroom, 1 Bathroom, End Terraced House**

**Asking Price Of £260,000**



## Lowden Close, Badgers Farm

1 Bedroom, 1 Bathroom

Asking Price Of £260,000

- No Forward Chain
- Excellent investment or First time buyer property
- One Bedroom
- Fitted Kitchen
- Reception with French doors to

This excellent house in the popular area of Badger Farm is offered with no forward chain. It is beautifully presented with plenty of natural light.

The property can be found up some steps from the road and the property's allocated parking. The private path leading to the front door has a pretty garden with small lawn and border. Through the door can be found an open plan sitting/dining room with glazed doors opening out to the patio and garden.

The modern, fitted kitchen has ample base and wall units with integrated oven, gas hob and extractor and space for further appliances such as washing machine and fridge/freezer.

Stairs rise to the first floor where there is a generous double bedroom with built-in wardrobes and additional integrated storage. The contemporary bathroom is fully tiled with shower over the bath.

Further useful storage is located on the landing and under the stairs.

Conveniently located in the popular Badger Farm area of Winchester with easy access to the M3. Sainsbury's superstore is close by and there are excellent bus services into the centre of Winchester with its railway station (links to London Waterloo in approx 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic cathedral. In the catchment for Kings' secondary school which is rated Outstanding by Ofsted.

Other information

Tenure - Freehold





Energy rating - B

Winchester Council Tax band - D





| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | 88        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 68                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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## Ground Floor

Approx. 26.0 sq. metres (280.1 sq. feet)



## First Floor

Approx. 21.3 sq. metres (229.3 sq. feet)



Total area: approx. 47.3 sq. metres (509.4 sq. feet)

### Martin & Co Southampton City

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## 02380 988881

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.