



Garbett Road, Winchester, Hampshire, SO23 0NY

Winkworth



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Beautifully Presented Two-Bedroom Semi-Detached Home

This bright and beautifully presented semi-detached house is situated in the popular Winnall area, very close to local amenities and in the catchment for Winnall Primary and Westgate Secondary School. The property has the potential to extend to the front and side subject to relevant planning permissions.

A welcoming central hallway gives access to the ground floor accommodation, with stairs rising to the first floor. The dual-aspect sitting room is situated to the left and features a good amount of light and integrated storage cupboards on either side of the hearth with an attractively inset wood burner. To the right of the property the charming dining room is open plan into the attractive, bright kitchen and has slate flooring running through both rooms. The kitchen itself has space and plumbing for a washing machine and dishwasher, along with integrated oven and four ring gas hob. A door from here leads out to the side passageway and onward to the garden.

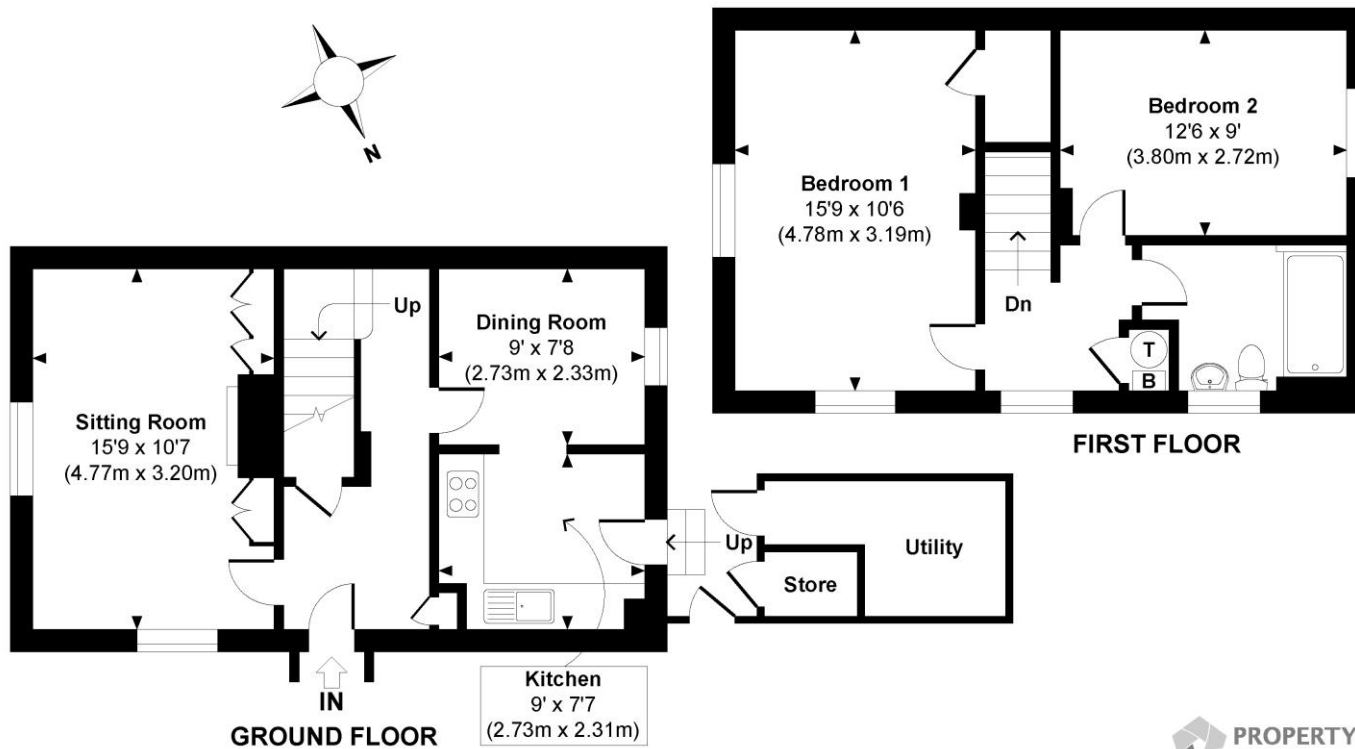
Stairs rise to the first floor where there are two good size double bedrooms, with built-in storage in the principal bedroom. The smart family bathroom completes the accommodation on the first floor.

Outside to the front of the property there is off-road parking for two cars and a lawned garden which wraps around the front and side. To the side of the house is a useful store and utility outbuilding. The low maintenance southwest facing garden has a patio and the remainder is laid to lawn.



Garbett Road

Approximate Gross Internal Area
Total = 897 Sq Ft / 83.35 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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Directions

From our office in Southgate Street, turn right at the traffic lights into the Jewry Street. At the traffic lights turn right into North Walls and follow the road to the bottom where it forks left into Wales Street signposted Winnall. Follow Wales Street up the hill into Easton Lane, and then take a right into Winnall manor Road. Fork left to continue following Winnall Manor Road and then take the second right into Garbett Road. The property can be found on the right.

Location

Garbett Road is very conveniently positioned for the city centre with its high street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, museum and, of course, the City's historic cathedral. It is noted for its proximity to the stores and businesses at Winnall. The property is in the catchment area for good local schools, namely Winnall Primary and The Westgate secondary school, and Peter Symonds Sixth Form College is also close by. The M3 motorway, A33 and A34 are also easily accessible from this location.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: C

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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