



Keble Street, Winchester, SO22 4BW

Winkworth



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This semi-detached home represents a superb opportunity for buyers to make a house their own and has scope to extend, subject to the relevant planning permissions. The property is offered with no forward chain.

The front door opens into a hallway and to the right is the spacious open plan kitchen / family room. The fitted kitchen features an integrated oven and gas hob and has space for appliances. A handy downstairs WC is situated in the corner of this room and there is a door leading out onto the garden. On the left hand side of the entrance hall is a bright double aspect room with views overlooking the rear garden. This room has dual functionality as an additional reception room or has historically been used as a bedroom when the property was let to students.

On the first floor there are three well-proportioned bedrooms, all of which benefit from good natural light. A bathroom with shower over the bath and a separate WC complete the accommodation on this level.

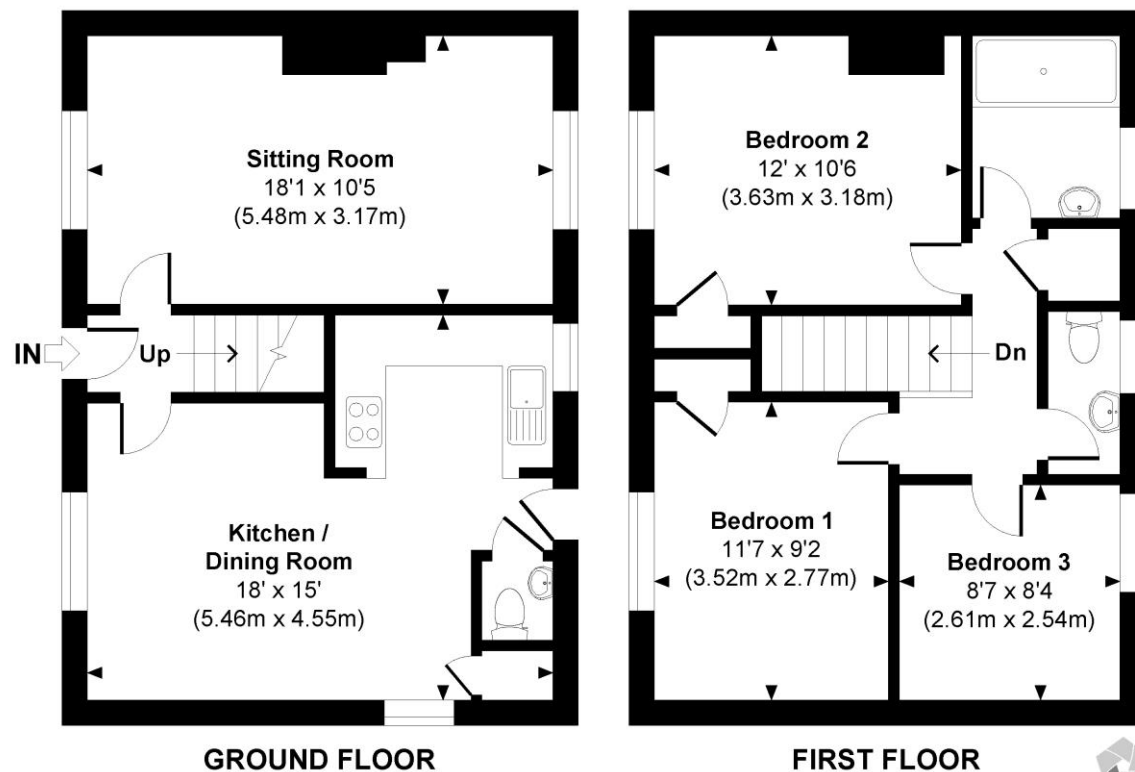
Outside the property there is a very good sized rear garden laid mainly to lawn, with a small paved area immediately adjacent to the house and a paved path leading down to a greenhouse and shed. There is currently one off-street parking space with the potential to extend this to fit up to three vehicles.

Over the last ten years this property has been let to up to four students on an HMO tenancy and there may be the opportunity for a purchaser to do similar.



Keble Street

Approximate Gross Internal Area
Total = 931 Sq Ft / 86.51 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 and proceed down Southgate Street which becomes St Cross Road. At the traffic lights turn right into Lower Stanmore Lane and follow the road until it becomes Stanmore Lane. Continue under the railway bridge and go straight across the roundabout. Keble Street is the second turning on the right and the property can be found on the right-hand side.

Location

Superbly positioned for easy access to the city centre with its railway station (links to London Waterloo in approximately 55 minutes) and city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and of course the city's historic cathedral. The M3 motorway and A34 are also easily accessible from this location. The property is located in the Kings' Secondary School and Stanmore primary catchment areas.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage

Council tax band

C

Local Authority

Winchester City Council

EPC rating

D

Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

Winkworth Winchester

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