



Conifer Close, Winchester, Hampshire, SO22 6SH

Winkworth

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Charming Three-Bedroom House with Garage in Popular Fulflood

This well-maintained, three-bedroom, semi-detached house has bright, spacious accommodation, which would suit those looking for a reasonably priced, centrally located family house, or an investment opportunity. The house is in the catchment area for the popular Westgate and Western schools and has the added benefit of a garage – a rarity for a property in such a central location.

The front door opens into the welcoming hallway from which all the downstairs accommodation can be reached. The smart kitchen has plenty of base and eye-level units with an integrated hob and extractor and space for further appliances. To the rear the delightful sitting/dining room stretches the whole width of the property and is lovely and light courtesy of large windows and a glazed door opening onto the patio. The sitting area is charming and cosy with a feature wood-burner while the dining area has plenty of space for a table and chairs.

Stairs lead from here to the first floor accommodation where there are three bedrooms and a shower room. Bedrooms one and two are doubles, situated at the rear of the house, with large Velux windows providing views over the garden. Bedroom three to the front is a good-sized single and, along with bedroom one, has a built-in wardrobe. The shower room is a generous size with a power shower and integrated storage.

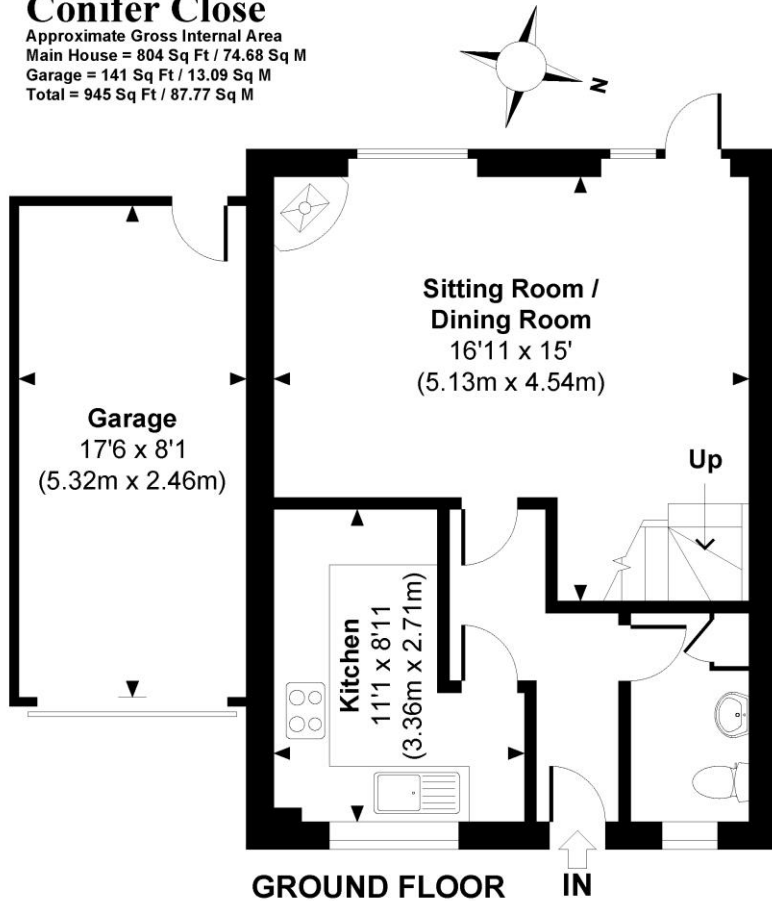
Outside, the garage can be accessed from the front and provides parking for one car, along with an area at the rear with built-in shelving. A door leads from the garage into the paved garden which is nicely maintained with well-stocked raised beds housing a variety of plants and flowers. Fencing provides a good degree of privacy and there is a useful log store. The house-owned solar panels have a feed-in tariff with a yearly income and there is an energy efficient air source heat pump located above the garage which fuels the low flow radiators.



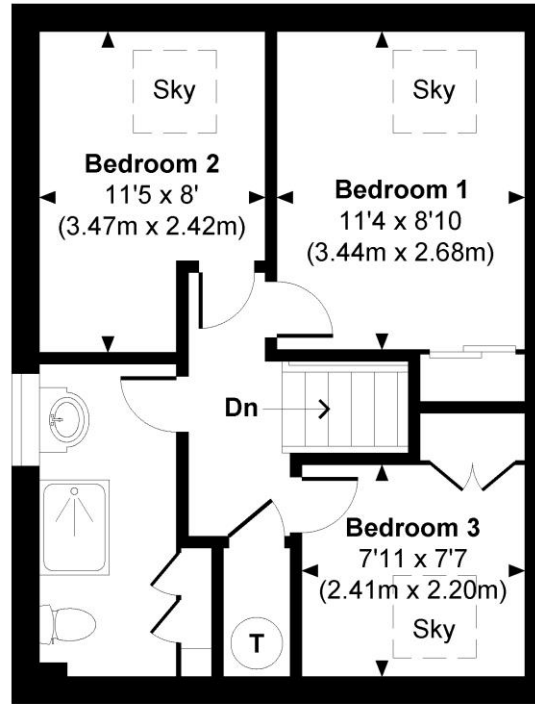


Conifer Close

Approximate Gross Internal Area
Main House = 804 Sq Ft / 74.68 Sq M
Garage = 141 Sq Ft / 13.09 Sq M
Total = 945 Sq Ft / 87.77 Sq M



Indicates restricted room height less than 1.5m.



FIRST FLOOR



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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 the Winkworth office in Southgate Street, turn left into High Street. At the mini roundabout take the second exit into Upper High Street and turn left over the railway bridge and right into St Paul's Hill. At the roundabout proceed up Stockbridge Road and take the first right into Fairfield Road. Conifer Close can be found a short distance down on the right-hand side. Number 8 is located after a short distance on the right.

Location

Conifer Close is located within the sought after area of Fulflood, near the heart of the city of Winchester. A path to the rear of the Close leads through to Stockbridge Road making the mainline railway station incredibly accessible, with links to London Waterloo in approx 55 minutes. Also nearby are the high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. There are also local shops just around the corner from the property in Stockbridge Road.

Tenure: Freehold

Services

Mains electricity, water and drainage

Winchester City Council

Council tax band: D

EPC rating: To be confirmed

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU
020 7870 4878 | countryhouse@winkworth.co.uk

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