



Hyde Abbey Road, Winchester, S023 7DA

Winkworth



Hyde Abbey Road, Winchester, SO23 7DA

## Beautiful Period Home in the Heart of the City

Offered with no forward chain, this attractive, traditional, terraced property will appeal greatly to those who value period charm, as well as the benefits of excellent local schools nearby, including St Bede Primary and Westgate All Through School. The house is well presented with a pleasing modern interior which complements the period detail and is enhanced by an abundance of natural light throughout. Beautiful period features include sash windows, fireplaces and stripped wooden floorboards.

A welcoming entrance hall leads to a cosy sitting room with lovely fireplace, which is open plan to the spacious dining room. At the rear of the house the kitchen is well-appointed and bright, with fitted units providing plenty of cupboard space, and there are double doors leading out to the garden. Integrated appliances include oven, hob and extractor and there is ample space for further appliances.

Stairs rise to the first floor where there are three bedrooms. Bedroom one to the front of the property is a generous double with an original period fireplace. Bedroom two also features a period fireplace and has the additional benefit of built in storage. A third bedroom and a modern shower room complete the accommodation on this floor.

The south-facing rear garden enjoys a sunny aspect with a pretty landscaped patio immediately adjacent to the house. Steps lead up to an area of lawn with shrub borders either side and there is a paved path, raised beds and a useful shed to the rear.







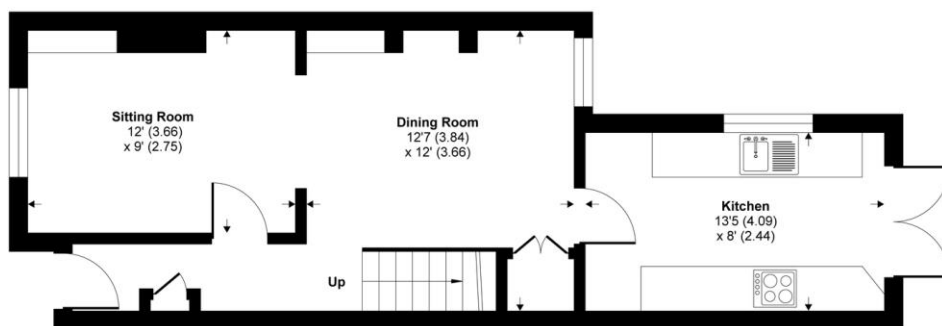
## Hyde Abbey Road, Winchester, SO23

Approximate Area = 833 sq ft / 77 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Winkworth. REF: 698465

## Hyde Abbey Road, Winchester, SO23 7DA

### Directions

From our offices in Southgate Street turn right at the lights and follow the road round to the left onto Jewry Street. At the second set of lights turn right onto North Walls. At the third set of lights turn left into Hyde Abbey Road. Follow the road round to the left, and the property can be found towards the end on the left-hand side.

### Location

Hyde Abbey Road is situated in the sought-after area of Hyde and is superbly positioned for easy access to the mainline 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 house is situated in the catchment for good local schools, namely St Bede Primary and Westgate Secondary.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: D

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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