



St. Mary Street, Winchester, Hampshire, SO22 4AQ

Winkworth

St. Mary Street, Winchester, Hampshire, SO22 4AQ



Family Home with Off-Street Parking in Kings School Catchment

This semi-detached property is situated in the popular residential area of Stanmore, close to local amenities.

The double-aspect sitting room is situated to the front of the property and is a generous size with a door leading through to the kitchen. The fitted kitchen has plenty of base and eye level units providing ample storage with space for appliances such as a double oven, washing machine and fridge/freezer. A door leads out to the rear patio. The family bathroom and separate WC are also situated on the ground floor.

On the first floor there are three bedrooms. The principal bedroom is an excellent size with built in storage and is dual aspect, allowing plenty of natural light. Two further bedrooms complete the accommodation on this floor.

Outside to the front there is a small area of lawn with a path leading up to the front door and driveway parking for several cars in front of a useful store. To the rear is a private patio.



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St Mary Street

Approximate Gross Internal Area
Main House = 841 Sq Ft / 78.12 Sq M
Store = 115 Sq Ft / 10.70 Sq M
Total = 956 Sq Ft / 88.82 Sq M
Outbuildings are not shown
in correct orientation or location.

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 keep going along Stanmore Lane. Turn right into Cromwell Road, opposite the New Life Church, then turn right again into St Mary Street. The property is on the left-hand side.

Location

Stanmore Lane is conveniently positioned for the mainline railway station and 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. The property is in the catchment area for Stanmore Primary School and Kings Secondary School. 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

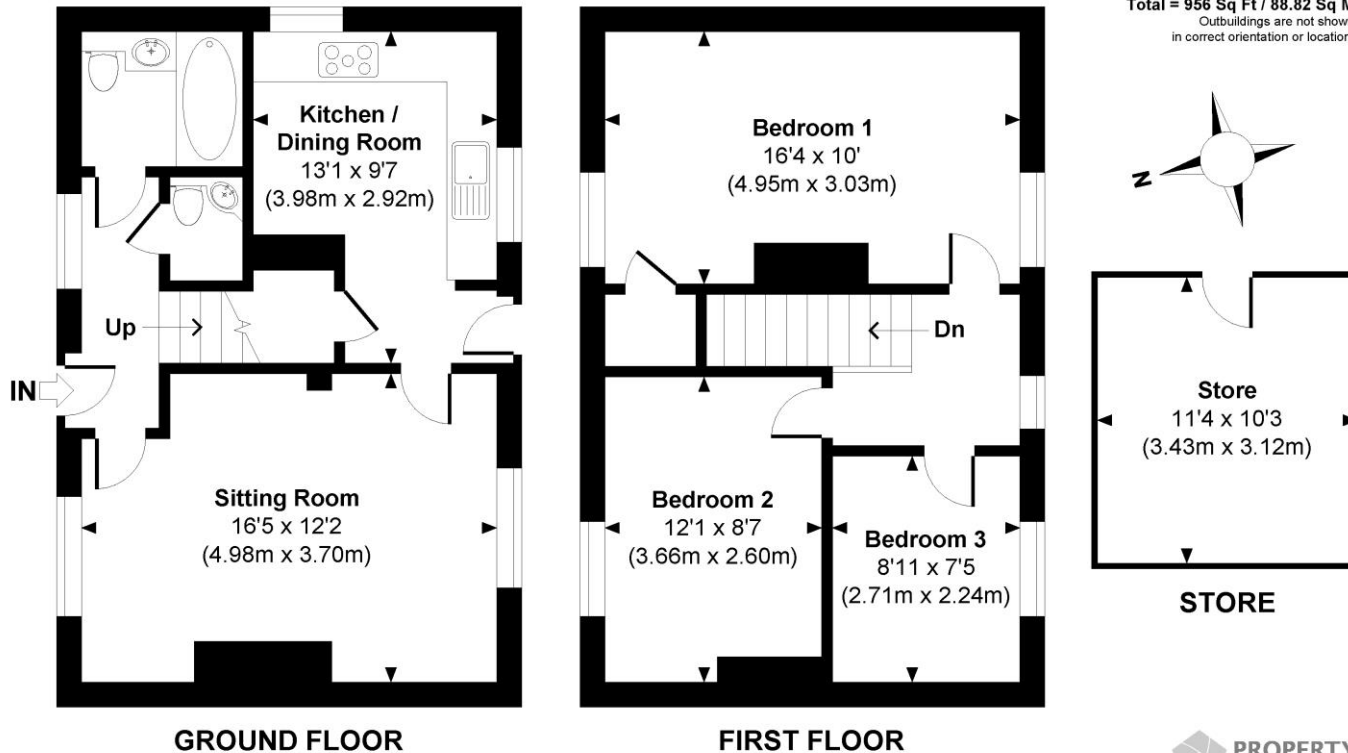
Council tax band: C

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester



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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.

Winkworth Winchester

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