GREENHILL ROAD FULFLOOD, WINCHESTER, SO22 5DU

Winkworth

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FANTASTIC OPPORTUNITY TO CREATE A LOVELY FAMILY HOME, OFFERED WITH NO FORWARD CHAIN.

This delightful five-bedroom semi-detached property, believed to have been built in the early 1960s, offers spacious accommodation over three floors. The house is in need of significant modernisation although has the potential to be a great family home. Situated in the catchment area for Western and Westgate schools as well as being close to Peter Simmonds Sixth Form College, it will certainly appeal to families. In addition, the railway station is a short walk away giving access to the mainline service to London Waterloo.

A small inner porch leads to the large entrance hall with a generous understairs storage cupboard. The traditional sitting room at the front of the property is a lovely bright space with large bay window, while beyond lies a well-appointed dining room with door directly into a conservatory overlooking the garden. The kitchen is alongside the dining room offering plenty of scope for change by perhaps combining the space with the dining room, or indeed with the useful larder, and the utility space both of which are located to the side of the kitchen. There is also a WC leading off the utility, as well as a side door leading out to the garden.

Stairs from the entrance hall lead to the first floor where there are four good bedrooms which are serviced by a family bathroom. There is also an excellent study area on the spacious landing. The loft has been converted to provide a large bedroom with excellent views across Fulflood from the upper windows.

Outside there is an attractive, mature rear garden divided into two distinct areas by trellis fencing and flanked by a variety of shrubs and plants in well-stocked beds. The rear of the garden includes a pond and various seating areas, while the more formal lawned garden lies immediately to the rear of the house. There is ample parking at the front of the house as well as within the integral garage, and a small pretty area of garden at the front is bordered by mature shrubs.

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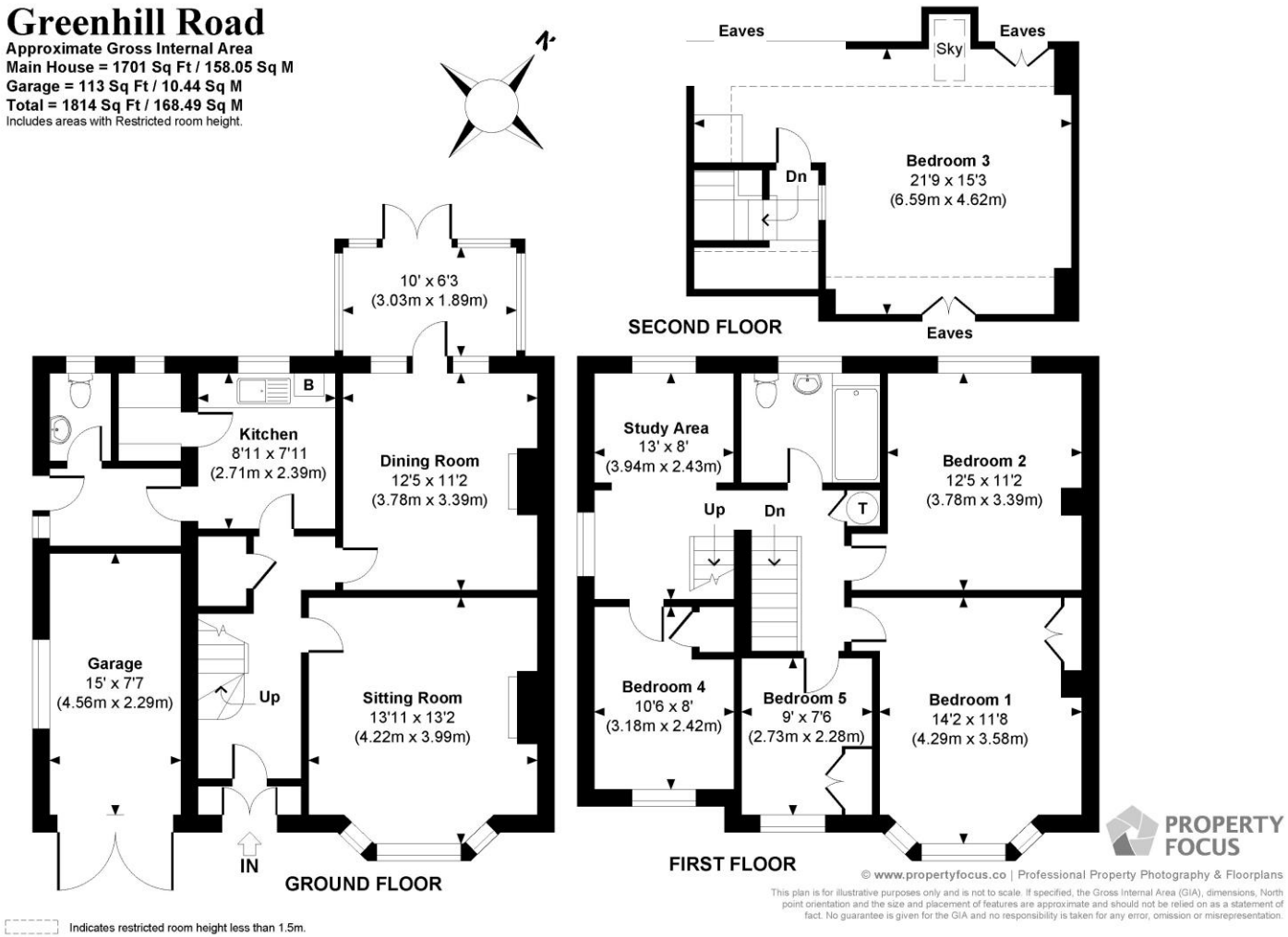

Directions
From our offices in Southgate Street, turn left into the High Street and go straight over the mini-roundabout onto Romsey Road. Just after the hospital, turn right into Sarum Road, and take the first right into Greenhill Road. The property can be found on the bend on the left hand side.

Situation
Greenhill Road 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, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, Winchester University, museums and, of course, the city's historic cathedral. The property is situated in the catchment for good local schools, namely Western Primary and Westgate Secondary.

Tenure
Freehold

Services
Mains gas, electricity, water & drainage.

Council tax band
E - Winchester City Council

Current EPC rating
D

Viewings
Strictly by appointment with Winkworth Winchester office

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