



FIRMSTONE ROAD WINCHESTER, SO23 0PB

Winkworth



FIRMSTONE ROAD
WINCHESTER, SO23 0PB

ATTRACTIVE MODERN MAISONETTE WITH GARDEN.

A well-presented and bright ground floor maisonette with the added benefits of a good size garden and large outside storeroom. The property is within a comfortable walk to the City Centre and is close to Winnall Moors as well as being conveniently located for local amenities. All in all, a superb maisonette, ideal for first time buyers and investors - offered with No Forward Chain.

This wonderful ground floor maisonette benefits from having its external own front door and is nicely set back from the road. The front door leads into the hallway which in turn gives access to all principal rooms as well as to an airing cupboard and further storage cupboard. The sitting/dining room is a light and airy room with large window and gas feature fireplace. Located just off the dining area, the galley style kitchen has a range of base and eye level units and a door out to a small corner conservatory which provides extra space and serves to give access to a useful storage cupboard and leads out to the garden. The main bedroom, which has fitted wardrobes, and a second double bedroom are serviced by the bright, part-tiled bathroom which has bath and shower over.

To the front of the property there is a mixture of lawn and a tiered area with mixture of patio and shingle. A side gate gives access to the rear garden. To the rear of the property is a beautifully maintained garden with a decked area for seating and a built in BBQ. There is also a useful garden storeroom with lighting and power.



Firmstone Road, Winchester, SO23 0PB

Directions

From our office in Southgate Street, turn right at the traffic lights into the Jewry Street. At the traffic lights turn right into North Walls and follow the road to the bottom where it forks right into Union Street. At the end of the road, turn right onto Eastgate Street. At the roundabout, take the first exit onto Bridge Street and go straight over the next roundabout onto Magdalen Hill. Follow the road until the fork and turn right onto Alresford Road. Take the 3rd left into Winnall Manor Road. Take the 2nd left into Firmstone Road and the house can be found on the left-hand side.

Situation

Firmstone Road is very conveniently positioned for 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. It is noted for its proximity to the stores and businesses at Winnall. The property is in the catchment area for good local schools, namely Winnall Primary and The Westgate secondary school, and Peter Symonds Sixth Form College is also close by. The M3 motorway, A33 and A34 are also easily accessible from this location.

Tenure

Leasehold

Lease Details

Length of Lease: 87 Years Remaining

Maintenance Charges: Circa £240 per annum including Building Insurance and General Management

Ground Rent: £10 per annum

Services

Mains gas, electricity, drainage and water

Council tax band

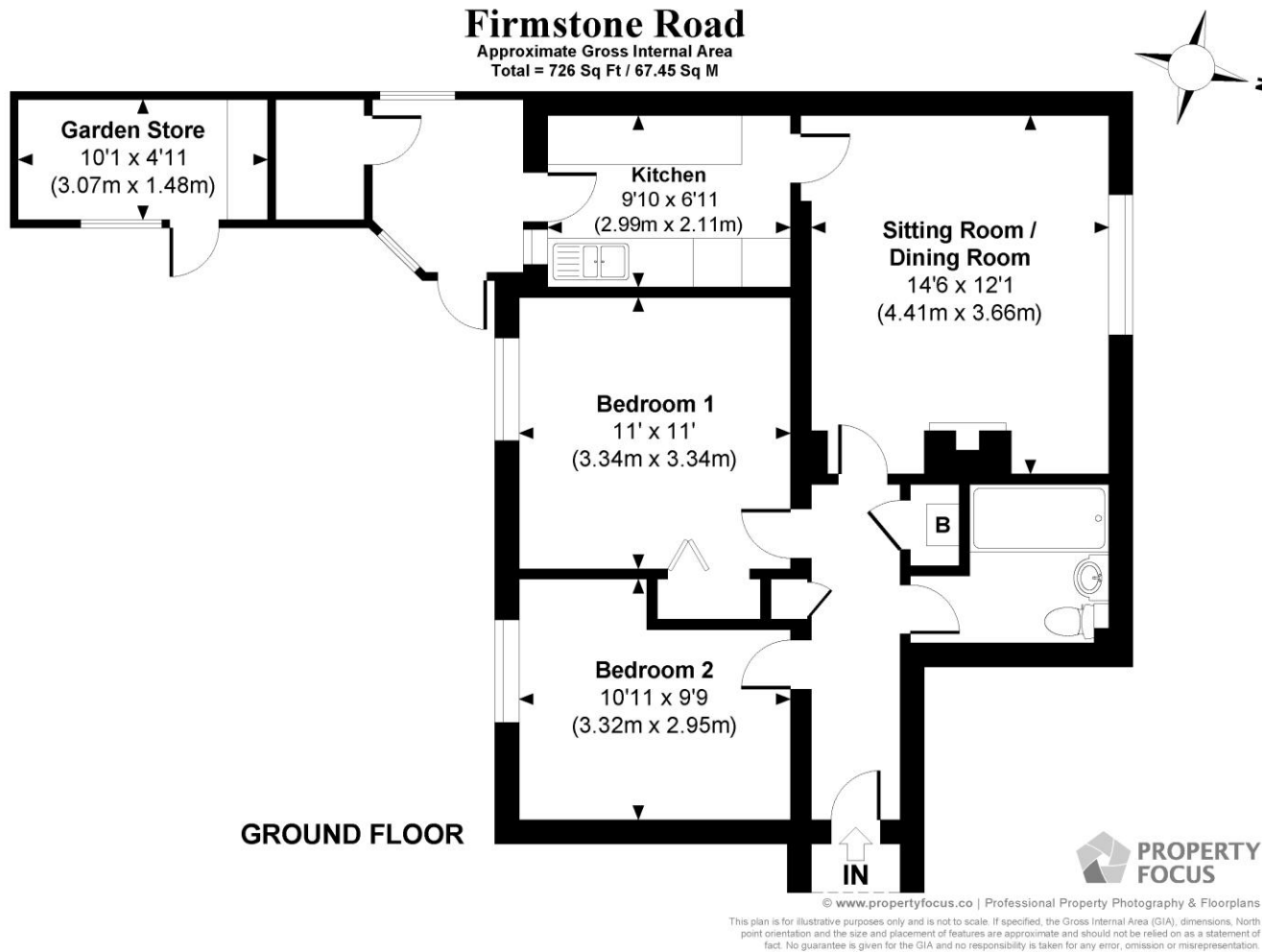
B

Current EPC rating

C

Viewings

Strictly by appointment with Winkworth Winchester office



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