



**ST MARTINS CLOSE WINCHESTER**

**Winkworth**



ST MARTINS CLOSE  
WINCHESTER, SO23 0HD

## ATTRACTIVE AND WELL-PRESENTED HOME, CONVENIENT FOR THE CITY.

This bright and well-presented terraced house is situated in a quiet cul-de-sac on the eastern side of the city, just a few minutes' walk into the city centre itself. Its position is also excellent for ease of access to good road links, and close proximity to the train station, Winnall Moors nature reserve (which overlook from the back of the house) and the new sports centre in Bar End.

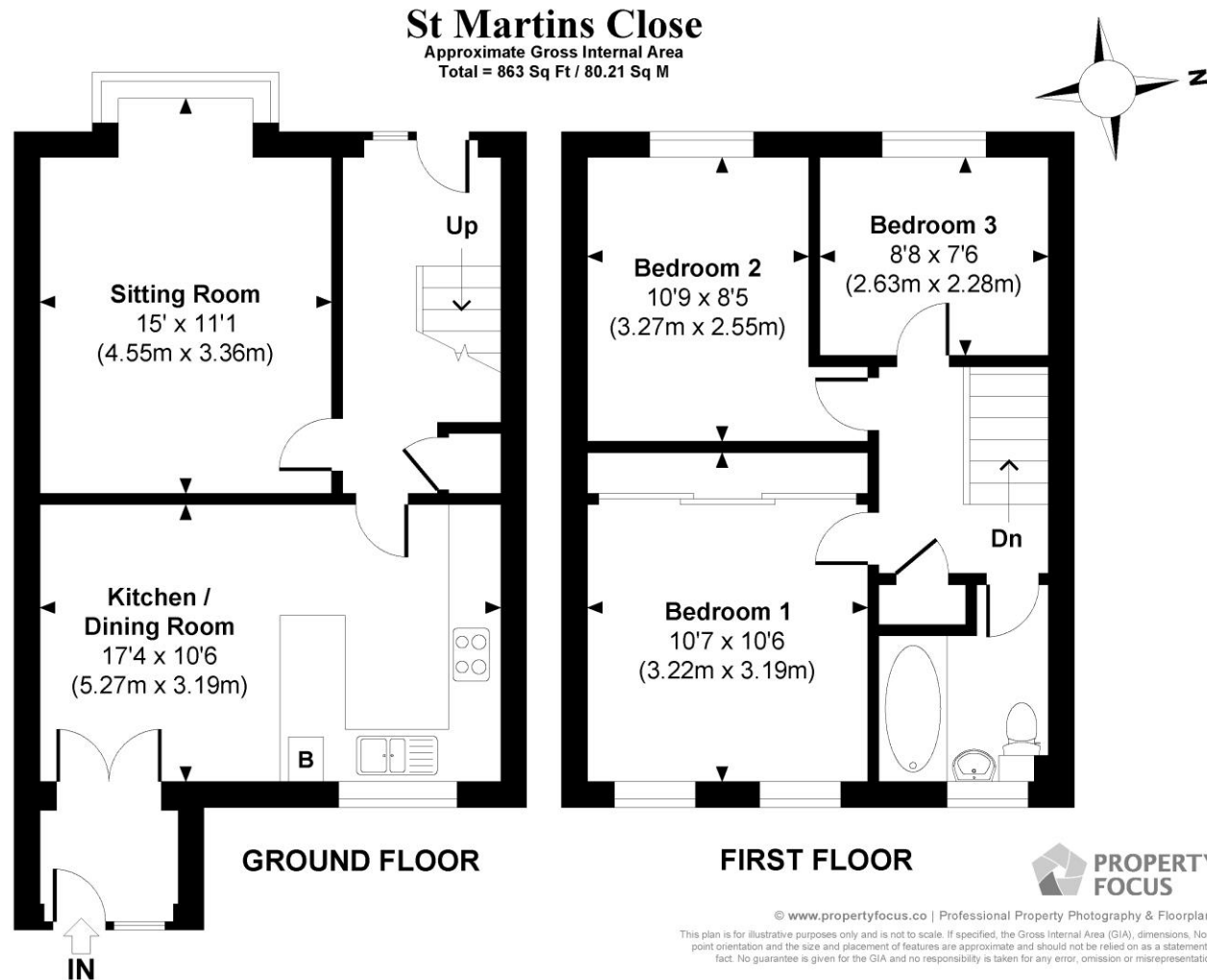
The entrance hall gives access to the good-sized kitchen/dining room which stretches across the front of the house. The kitchen itself has ample base and eye-level units with integrated appliances including oven, gas hob and fridge/freezer while there is space for other appliances. A breakfast bar between the kitchen and dining area ensures the two spaces are tied together nicely for family life or entertaining. A door from the kitchen leads to a spacious rear hall with storage cupboard under the stairs which rise to the first floor and with door out to the rear garden. The good size sitting room is a welcoming room with lots of natural light thanks to its box-bay window overlooking the garden.

Upstairs there are two double bedrooms, the main bedroom with built in cupboard, and a there is a further single bedroom. The bright family bathroom has a shower over the bath and there is a lovely outlook over Winchester at the rear from the first floor.

To the front of the property there is a neat area of lawn to one side of steps which lead up to the road. The garden at the rear is well-tended with shrub borders around the lawn, and there is a gate leading through to a footpath at the rear.



## St Martins Close, Winchester, SO23



### 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 round at the bottom and proceeding down Eastgate Street. Turn left at the roundabout and left again at the next roundabout leading up Magdalen Hill (signed Alresford). Take the first left into Blue Ball Hill. Turn first right into Beggars Lane then first right again into St Martins Close where the property can be found on the left.

### Situation

St Martins Close 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. 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

Freehold

### Services

Mains gas, electricity, drainage and water

### Council tax band

C – Winchester City Council

### Current EPC rating

C

### Viewings

Strictly by appointment with Winkworth Winchester office

### Winkworth Winchester

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

[winkworth.co.uk/winchester](http://winkworth.co.uk/winchester)

See all our properties at [onTheMarket.com](https://www.onthemarket.com)

### Winkworth Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS  
020 7871 0589 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

**Winkworth**

See things differently