



Grove Place, Winchester, Hampshire, SO22 6BQ

Winkworth



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Bright and Well-presented End of Terrace

This bright, well-presented home is located in a quiet cul-de-sac of only 16 houses just 1 mile from Winchester national railway station. The house is offered with no forward chain.

The front door brings you into the entrance hall with access to a useful understairs storage cupboard and downstairs WC, which in turn leads into the heart of the home - the superb, open plan sitting/dining room. An electric fire provides a warm and cosy atmosphere on those cold winter nights. Double doors open onto the garden. The kitchen is modern and well-appointed, with ample base and eye-level fitted units providing plenty of storage. Integrated appliances include oven, grill, induction hob, dishwasher, washing machine, drier and fridge freezer.

Stairs rise to the first floor and the double bedroom is an excellent size with built-in wardrobes and en-suite. The two further bedrooms are served by a smart bathroom with bath and shower over. A ladder provides access to the loft.

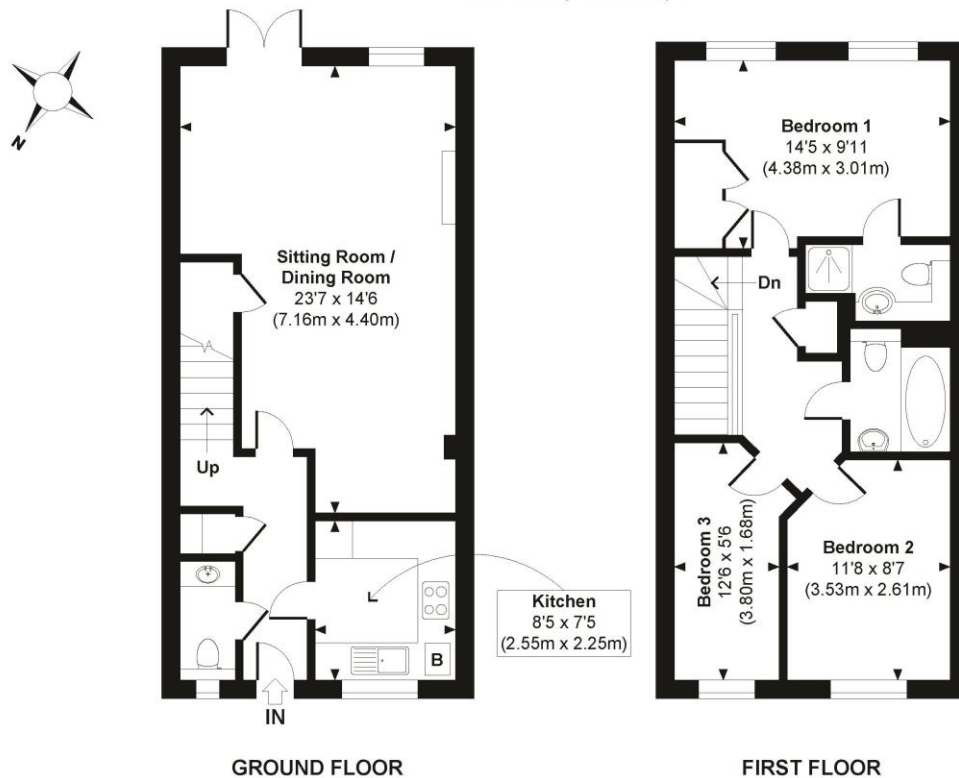
The enclosed rear garden is low maintenance with paving and has side access. Several shrubs and trees provide some privacy. To the front of the property there is off-street parking for two cars. Close to the entrance to the development is a convenient bus stop giving regular access to the City Centre which is just 1.25 miles away.



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Grove Place

Approximate Gross Internal Area
Total = 939 Sq Ft / 87.28 Sq M



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Measured and drawn to RICS guidelines. Plan is for illustrative purposes only and is not to scale. All 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 responsibility is taken for any error, omission or misrepresentation.

Directions

From Southgate Street, proceed straight across the traffic lights onto Jewry Street. At the crossroads bear left into City Road and at the next set of traffic lights turn right into Andover Road. Proceed along Andover Road over the railway bridge, past Stoney Lane. Grove Place can be found on the left.

Location

Grove Place is situated on the northern fringes of Winchester, well placed to give easy access to the mainline railway station and local shops. The city centre is within easy reach, with its High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and the City's historic Cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is in the catchment for very good local schools, including Weeke primary, Henry Beaufort secondary and Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

SERVICES: Mains Gas, Electricity, Water and Drainage.

BROADBAND: Superfast Fibre Broadband Available. Checked on Openreach November 24.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

PARKING: Off street parking.

Tenure: Freehold

Winchester City Council

Council tax band: D

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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