



Malmesbury Gardens, Winchester, Hampshire, SO22 5LE

**Winkworth**

Malmesbury Gardens, Winchester, Hampshire, SO22 5LE

## Two Double Bedroom House Close to Amenities

Offered with no forward chain, this attractive, modern, end-of-terrace house is well presented with high ceilings throughout.

The welcoming hallway leads first to the modern kitchen with ample base and eye level units providing plenty of storage and integrated appliances including oven, hob, dishwasher, washer-dryer and fridge/freezer. Alongside the kitchen is the generous sitting room which lies to the rear. It is bright and spacious with a contemporary electric fire and double doors onto the garden. A downstairs WC completes the accommodation on the ground floor.

Upstairs there are two double bedrooms. Bedroom one has the advantage of a large en-suite bathroom with shower over bath while bedroom two has built-in wardrobes and a smart en-suite shower room. Further built-in storage is situated on the landing.

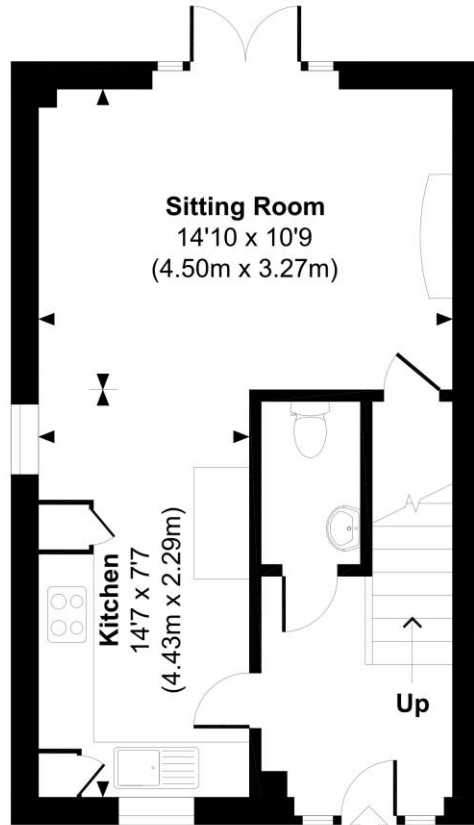
The low maintenance rear garden is neatly paved with space for a table and chairs. There is a useful brick-built shed with power and light while a gate provides rear access for bins and bicycles. The communal gardens are well tended and there is an allocated parking space with further visitors parking available.



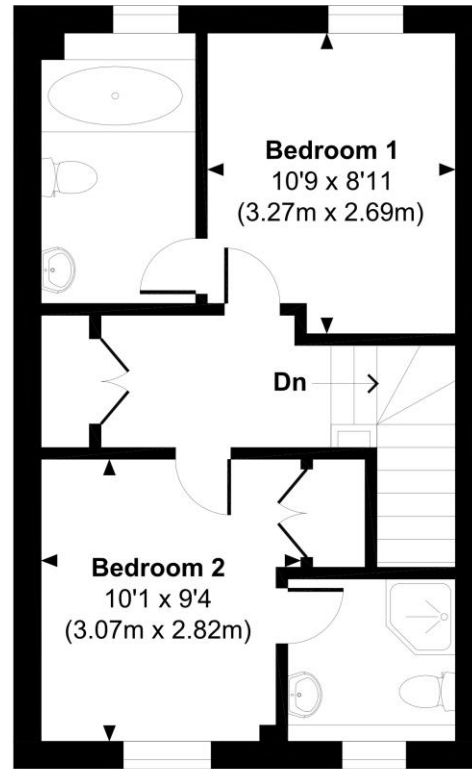


## Malmesbury Gardens

Approximate Gross Internal Area  
Total = 754 Sq Ft / 70.03 Sq M



**GROUND FLOOR** IN



**FIRST FLOOR**



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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.

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### Directions

From our office at 72 High Street turn left up the hill. At the mini roundabout turn right into Upper High Street, then left across the railway bridge. Turn right into St Paul's Hill then straight across the roundabout at the bottom of the hill into Stockbridge Road. Continue down Stockbridge Road across two more mini roundabouts, then take a left into Dean Lane. Take the first left into Stockers Avenue, and then turn left into Malmesbury Gardens.

### Location

Conveniently positioned for the city centre with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums, the mainline railway station and, of course, the City's historic cathedral. Malmesbury Gardens is noted for its proximity to the Waitrose & Aldi stores, doctors' surgery and pharmacy as well as the other local shops on Stoney Lane and the playing fields at the bottom of Dean Lane. The property is in the catchment area for very good local schools, namely Weeke Primary and Henry Beaufort Secondary, 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, water and drainage

### Winchester City Council

Council tax band: D

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT  
01962 866 777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

### Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU  
020 7870 4878 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

**Winkworth**

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