



Wavell Way, Winchester, Hampshire, SO22 4EG

Winkworth

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Versatile Semi-detached Property in Popular Stanmore

This versatile semi-detached property is offered to the market with no forward chain and would make a super family home. It is very well positioned to access all that the city has to offer situated in the popular residential area of Stanmore.

Recently used as a student property and with HMO license intact, the house offers flexible accommodation over two floors including two reception areas on the ground floor (both of which were previously used as bedrooms) and three bedrooms as well as a bathroom on the first floor.

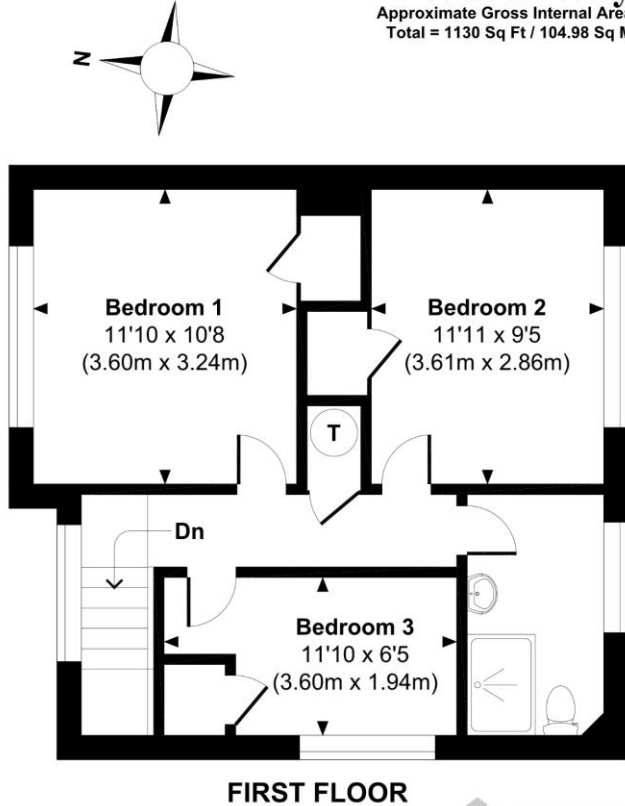
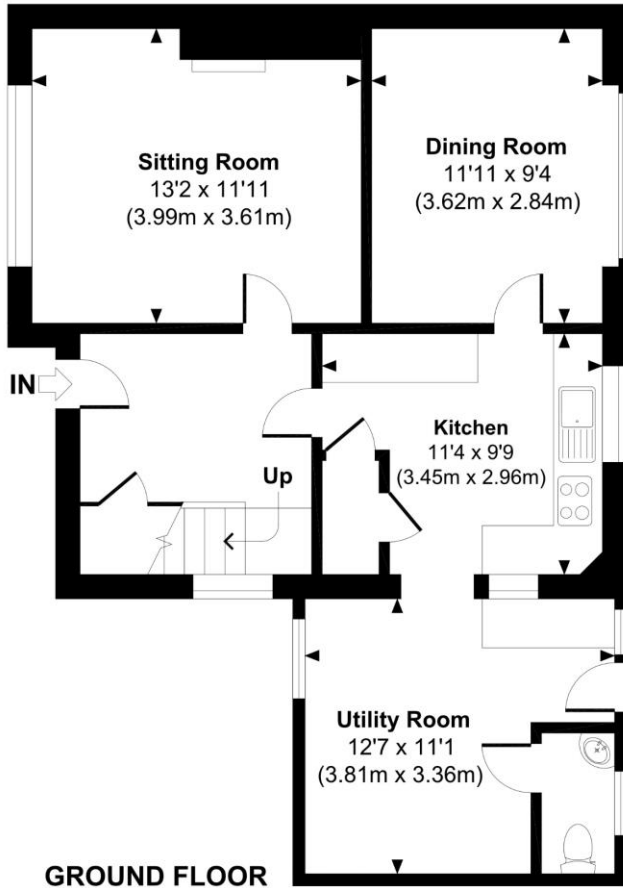
The house is entered via an outer covered porch into a spacious hallway, giving access to all the ground floor accommodation. The traditional sitting room is to the left and is a good size, while the dining room beyond is also well-proportioned. A useful utility area is situated leading off the kitchen to the rear of the property with a door to the garden and access to a WC to one side. The fitted kitchen has plenty of base and eye level units providing ample storage and space for freestanding appliances.

On the first floor there are three further bedrooms, all with built-in storage. A shower room completes the accommodation on this floor.

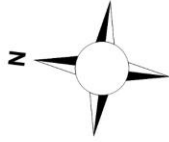
Outside to the front there is a small area of lawn and hedging with a path leading up to the front door. The rear garden is mainly laid to lawn with landscaped areas and a small pond.







Wavell Way
Approximate Gross Internal Area
Total = 1130 Sq Ft / 104.98 Sq M



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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 offices bear left up the High Street. At the roundabout carry straight on into Romsey Road and follow this past the hospital to another roundabout. Carry straight on over the roundabout and over the next set of traffic lights. At the next set of traffic lights turn left into Stanmore Lane and then turn right (second exit) at the roundabout into Wavell Way. The property is on the left after Cobbett Close on the right.

Location

Wavell Way is superbly positioned for easy access to the city centre with its railway station (links to London Waterloo in approximately 55 minutes) and city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and of course the city's historic cathedral. The M3 motorway and A34 are also easily accessible from this location. The property is located in the Kings' secondary school and Oliver's Battery primary catchment areas.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: C

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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