



Wavell Way, Winchester, Hampshire, SO22 4EQ

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 has the advantage of allocated off street parking and a garage, making it 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 three reception areas on the ground floor (one of which was previously used as a bedroom) and three bedrooms as well as a shower room 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 sitting room and dining room lie to the rear of the house and are both generously sized with views over the garden. The dining room also has the advantage of a door opening out onto the patio and garden beyond. A further reception room/fourth bedroom is situated to the front of the property. The fitted kitchen can be accessed from both the hallway and dining room and has base and eye-level units providing plenty of storage with space for appliances. A downstairs WC completes the accommodation on this level.

On the first floor there are three bedrooms, two of which have built-in storage. A shower room completes the accommodation on this floor.

Outside there is an area of lawn to the front and side of the property with a path leading up to the front door. A stepped area immediately to the rear of the property leads down to a good-sized lawn with a gate providing rear access to the off street parking and garage, a rare commodity in this location.



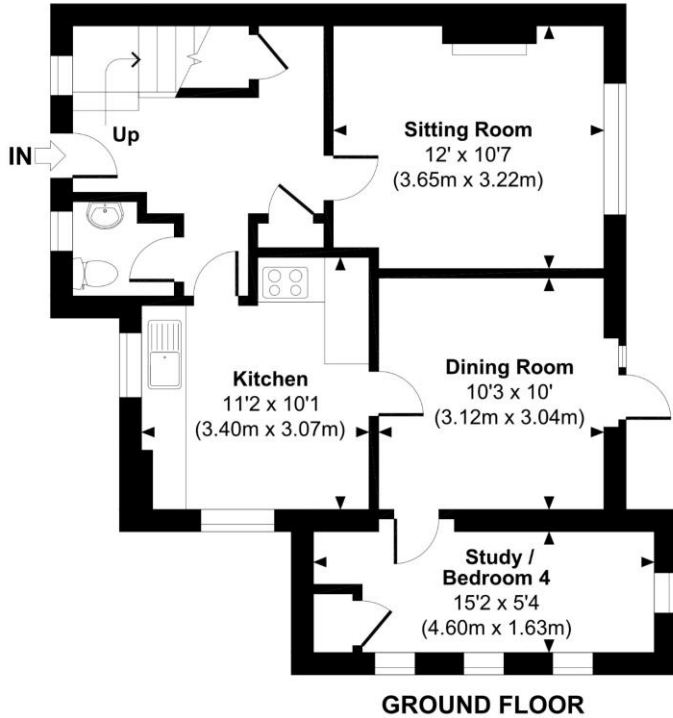






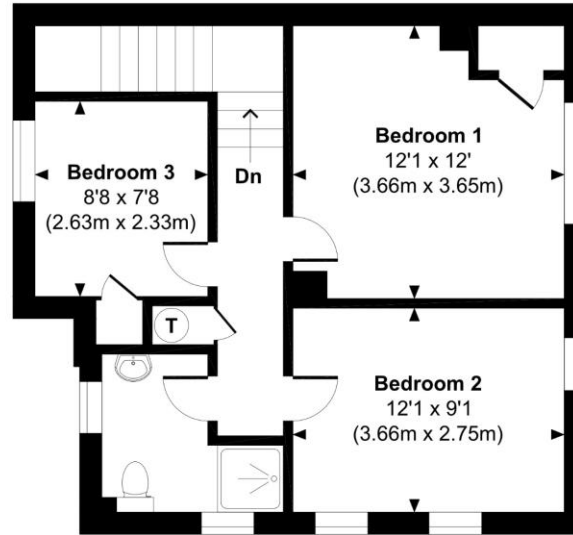
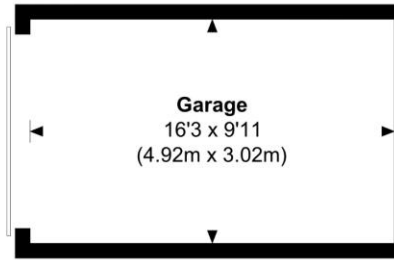
## Wavell Way

Approximate Gross Internal Area  
Main House = 1047 Sq Ft / 97.25 Sq M  
Garage = 160 Sq Ft / 14.86 Sq M  
Total = 1207 Sq Ft / 112.11 Sq M  
Outbuildings are not shown in correct orientation or location.



**GROUND FLOOR**

**GARAGE**



**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 offices at 72 High Street turn left towards Upper High Street. At the roundabout carry straight on into Romsey Road and follow this past the hospital to the next 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 just before the turning for Montgomery Close.

### 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:** D

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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