



St. Mary Street, Winchester, Hampshire, SO22 4AQ

Winkworth

St. Mary Street, Winchester, Hampshire, SO22 4AQ

Three-bedroom property in popular residential area of Stanmore

This three-bedroom semi-detached home offers well-proportioned living spaces and is situated close to local amenities in Stanmore. The property is in need of modernisation, although there is excellent scope to create a lovely family home.

The entrance opens onto the hallway with, to the right, the large sitting room which runs from front to back and enjoys excellent natural light courtesy of dual-aspect windows. Across the hallway the dining room also has windows on two aspects and there is a useful storage cupboard underneath the staircase. Beyond the dining room the kitchen is situated at the rear of the property benefitting from a connecting utility room which features a sink and space for a fridge freezer and washing machine. A door from the kitchen provides access to the rear garden.

Stairs rise to the first floor where there are three bedrooms. Bedrooms one and two are a great size and benefit from built in wardrobe space. There is a family bathroom with bath and shower over and a separate W.C.

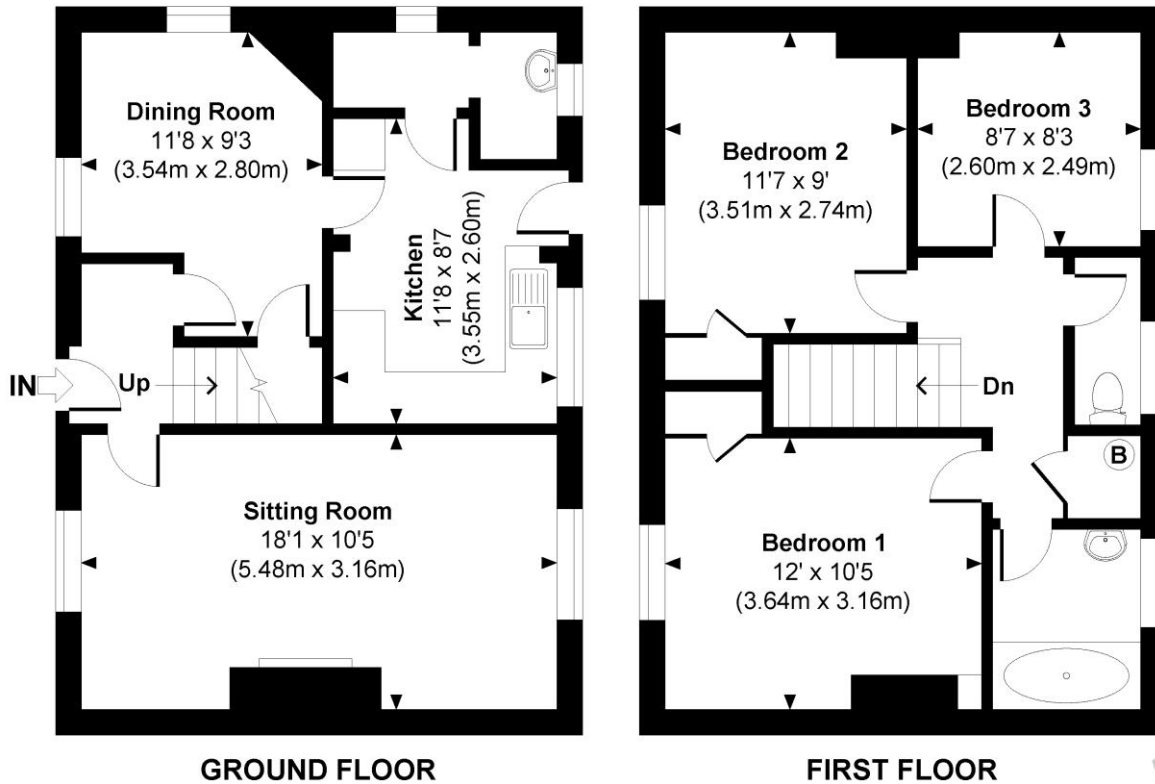
Outside to the rear of the property is the pleasantly sized and private garden with side access to the front of the property where there is off-road parking and a hedge providing privacy.





St Mary Street

Approximate Gross Internal Area
Total = 944 Sq Ft / 87.65 Sq M



GROUND FLOOR

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 Southgate Street, proceed down Southgate Street which becomes St Cross Road. At the traffic lights turn right into Lower Stanmore Lane and follow the road until it becomes Stanmore Lane. Continue under the railway bridge and keep going along Stanmore Lane. Turn right into Cromwell Road, opposite the New Life Church, then turn right again into St Mary Street.

Location

Stanmore Lane is conveniently positioned for the mainline railway station and 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 Stanmore Primary School and Kings Secondary School. The M3 motorway, A33 and A34 are also easily accessible from this location.

COUNCIL TAX: Band C, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach March 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING:

PARKING: Off street parking on driveway.

Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

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