



Manor Close, Winchester, Hampshire, SO23 0PH

Winkworth

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Beautifully presented one bedroom house

This beautifully presented terraced property is situated in the popular area of Winnall. The property is decorated with a pleasing, neutral palette of colours throughout and offers an abundance of natural light.

On the ground floor the front door leads through to the hallway with the modern, attractive kitchen on the right featuring ample base and eye-level units and integrated appliances including fridge/freezer, slimline dishwasher, washing machine and oven with four ring halogen hob. Beyond the kitchen and located to the rear of the property is the open plan sitting/dining room with patio doors providing access to the garden, finished with the same lovely, tiled flooring that flows through the ground floor.

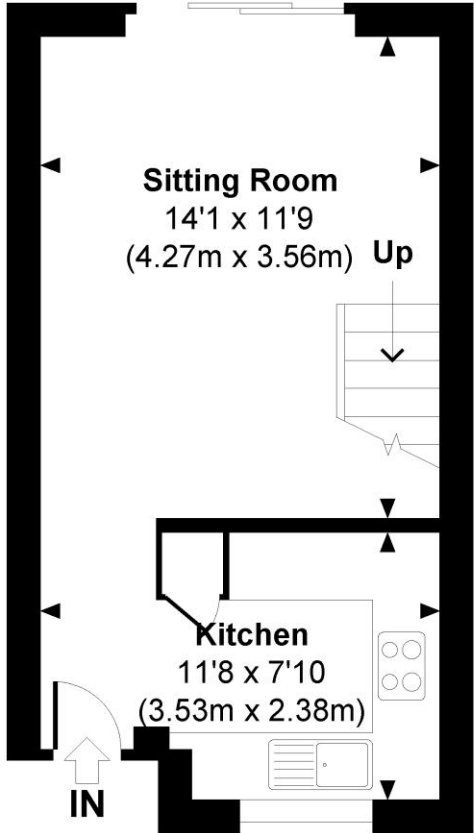
Stairs from the sitting room rise to the first floor where there is a very good-sized double bedroom with smart built in, mirrored wardrobes and shelves, and there is a modern bathroom with a shower over the bath. A convenient airing cupboard is accessed from the landing and there is space alongside where a desk could be placed to create an area for those who work from home.

Outside to the front of the property there is small area of lawned garden beside a path leading to the front door. To the rear, there is a private, low maintenance garden which has a raised decked area, perfect for seating, and the rest is laid to shingle. There is permit parking plus three visitor spaces shared between three houses.

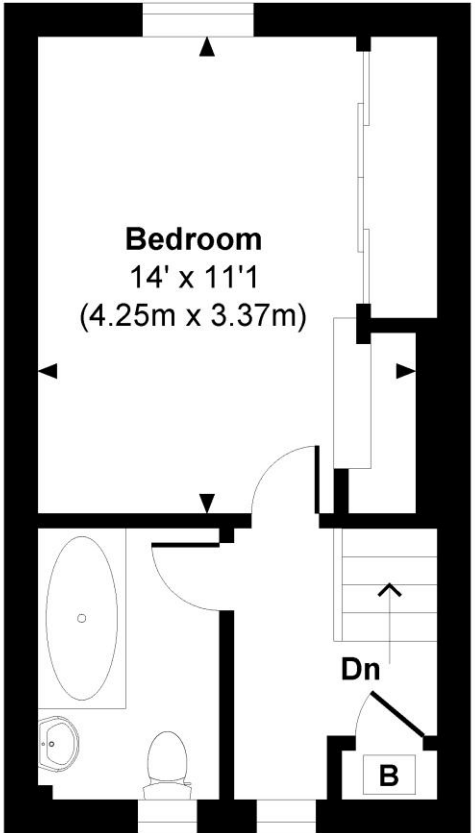




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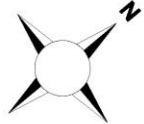


GROUND FLOOR



FIRST FLOOR

Manor Close
Approximate Gross Internal Area
Total = 518 Sq Ft / 48.16 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.

Directions

From Southgate Street, turn right at the traffic lights into the Jewry Street. At the traffic lights turn right into North Walls and follow the road to the bottom where it forks left into Wales Street signposted Winnall. Follow Wales Street up the hill and turn right into Ebden Road. Take the first left into Manor Close and the property can be found towards the end of the road, just after the bend on the left hand side.

Location

Manor Close is very conveniently positioned for 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. It is noted for its proximity to the stores and businesses at Winnall. The property is in the catchment area for good local schools, namely Winnall Primary and The Westgate secondary school, and Peter Symonds Sixth Form College is also close by. 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: D
- PARKING: Permit parking and visitor parking.

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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