



Fiona Close, Winchester, Hampshire, SO23 0HB



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Newly Extended and Refurbished Home Close to City Centre

This attractive family home is well presented and beautifully bright throughout. The house occupies an appealing position on this quiet cul-de-sac which is popular for many reasons, particularly the proximity and easy access to the city centre and all its amenities.

The welcoming entrance hall leads firstly to a generous sitting room which has plenty of natural light courtesy of large windows to the front. Built-in units supply cupboard space and a neat workstation along one wall and there is an understairs cupboard providing further storage. Leading from the sitting room is the excellent kitchen/dining room which has recently been completely extended and refurbished by the current owner. The kitchen is attractively fitted with a very good array of units with space for a range-style cooker and other appliances. The room also incorporates a super breakfast/dining area ensuring it is perfectly suited for family life. A door leads through to the utility room where there is further storage with space and plumbing for a washing machine and dryer. A door gives access to the garden and a handy downstairs WC is situated to the rear.

On the first floor there are three good bedrooms. The principal bedroom is well-proportioned with wall-length fitted units providing full-height wardrobes and a chest of drawers. Two further bedrooms and a smart family bathroom, featuring a bath with newly fitted shower over, complete the accommodation on this floor.

Outside to the front of the property there is a neat gravel driveway providing off-road parking for two cars. A garage and two additional parking spaces are located just a few metres away. The rear garden is a good size and is laid to lawn with steps at the end leading to a gate providing rear access.





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Directions

From our office turn right at the traffic lights and proceed down the length of Jewry Street. Where the road splits, turn right onto North Walls and keep in the left-hand lane. Where the road splits again, take the left fork into Easton Lane. Cross the small bridge and continue onto Wales Street / Easton Lane. Continue up the hill and Fiona Close is on the right-hand side. Follow Fiona Close to the end and the property is in front of you.

Location

Fiona Close is well located within easy reach of all that Winchester has to offer including the mainline railway station (links to London Waterloo in approximately 55 minutes), and City of Winchester with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic cathedral. The property is situated in The Westgate Secondary School catchment area.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: C

EPC rating: C

Viewings

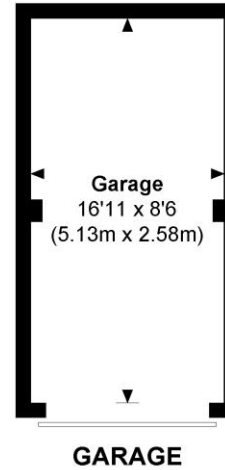
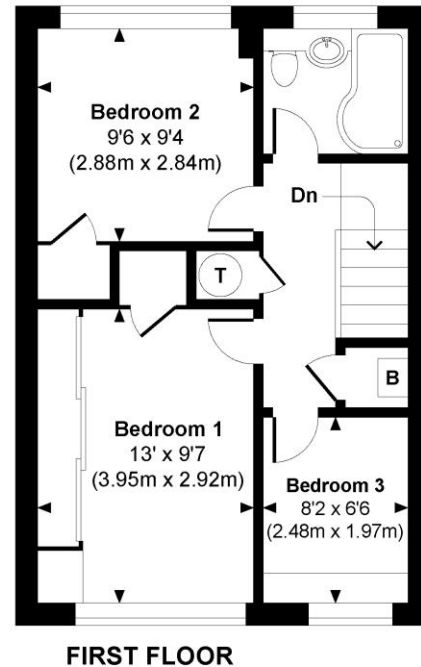
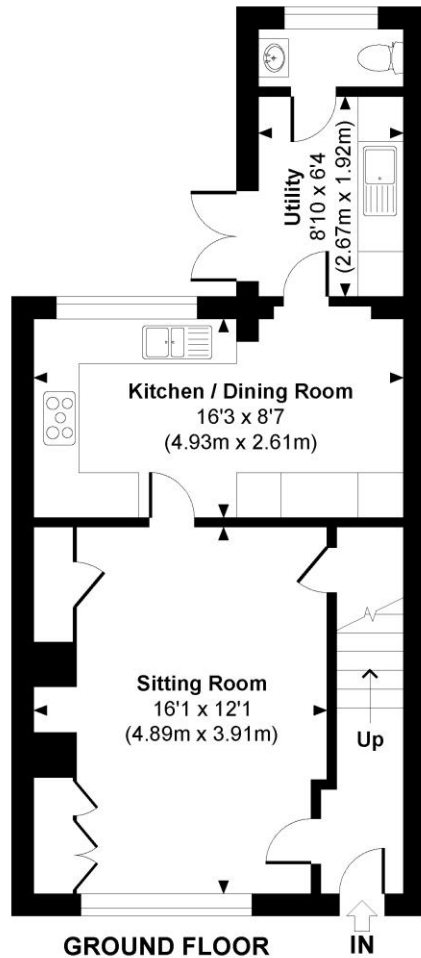
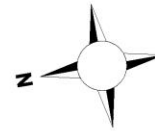
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Fiona Close

Approximate Gross Internal Area
Main House = 895 Sq Ft / 83.17 Sq M
Garage = 143 Sq Ft / 13.24 Sq M
Total = 1038 Sq Ft / 96.41 Sq M

Outbuildings are not shown in correct orientation or location.



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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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