



Fleming Road, Winchester, Hampshire, SO22 6EE

Winkworth



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## Super Semi Detached Home with Ample Parking

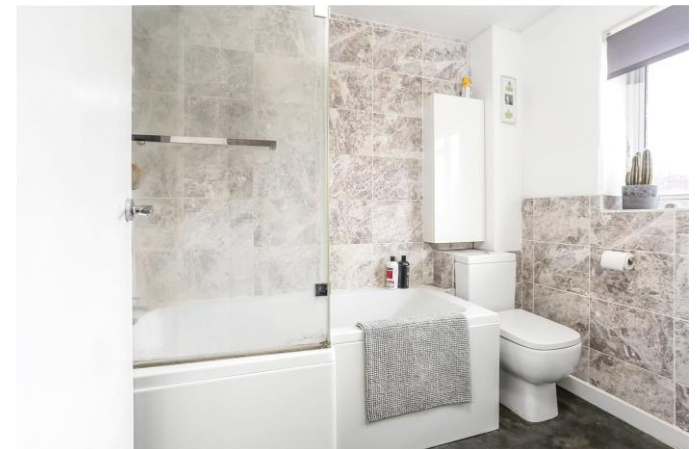
This spacious semi-detached family house has been updated and improved by the current owners over the last few years and now offers appealing family accommodation throughout. The property is conveniently positioned on the outskirts of the city within easy reach of the mainline railway station, and very close to good local shops, including Waitrose and Aldi, and to popular schools.

On the ground floor, the wide entrance hall gives access to the large sitting room which has a feature wall attractive, painted arches to each side. A door to the garden with large windows on each side ensures that there is plenty of natural light on offer. Sliding doors lead into the dining room, which in turn leads into the kitchen at the front of the house. The kitchen includes an integrated oven and hob and there is space for other appliances. A door leads through to a very flexible additional reception space which doubles as office and family room and there is a WC off to one side. Doors lead out from either end of this room to access both the front of the house and the rear garden. Upstairs on the first floor there are two double bedrooms and one single, with an attractive, recently refitted family bathroom.

Outside to the front of the property, the house is nicely set back from the road behind an attractive, shingled driveway providing ample off-street parking. The good sized, private rear garden is mostly laid to lawn and there is a garden shed for storage.



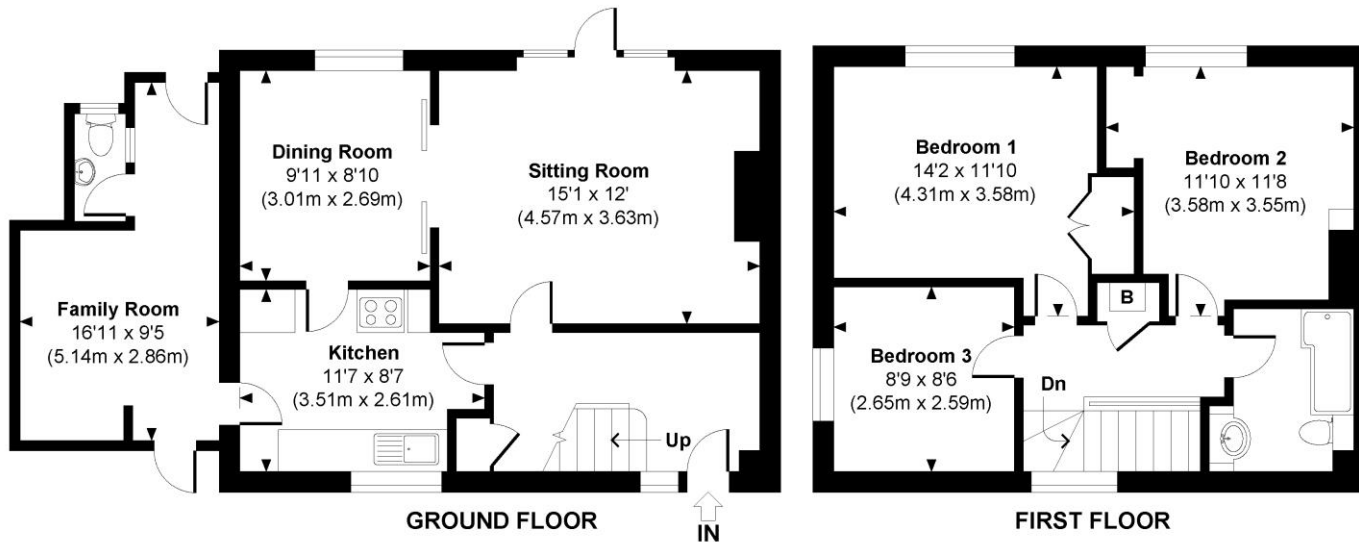






## Fleming Road

Approximate Gross Internal Area  
Total = 1087 Sq Ft / 100.95 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 office in Southgate Street, turn left at the traffic lights into the High Street. At the mini roundabout turn right into Upper High Street, then left across the railway bridge. Turn right into St Pauls Hill then straight across the roundabout at the bottom of the hill into Stockbridge Road. Continue down Stockbridge Road across two mini roundabouts, then at the third mini roundabout turn right into Stoney Lane. Take the first left into Fromond Road, then at the next roundabout take the first exit into Fleming Road.

### Location

Fleming Road 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. It is noted for its proximity to the Waitrose store at Weeke, Doctors surgery and pharmacy as well as the other local shops on Stoney Lane and the playing fields at the bottom of Dean Lane. The property is in the catchment area for very good local schools, namely Weeke Primary and Henry Beaufort Secondary, and Peter Symonds Sixth Form College is also close by. The M3 motorway, A33 and A34 are also easily accessible from this location.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

**Winchester City Council**

**Council tax band:** C

**EPC rating:** C

### Viewings

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

### Winkworth Winchester

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**Winkworth**

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