



Westman Road, Winchester, SO22 6DX

Winkworth

61 Westman Road, Winchester, SO22 6DX



Semi-Detached Home with Off Street Parking and Lovely Rear Garden

Offered with no forward chain, this semi-detached home represents a superb opportunity for buyers to make a house their own. Conveniently positioned on the outskirts of the city it is within easy reach of the mainline railway station, and very close to good local shops, including Waitrose and Aldi. There is potential to extend the ground floor and into the loft similar to the neighbouring properties (subject to relevant permissions).

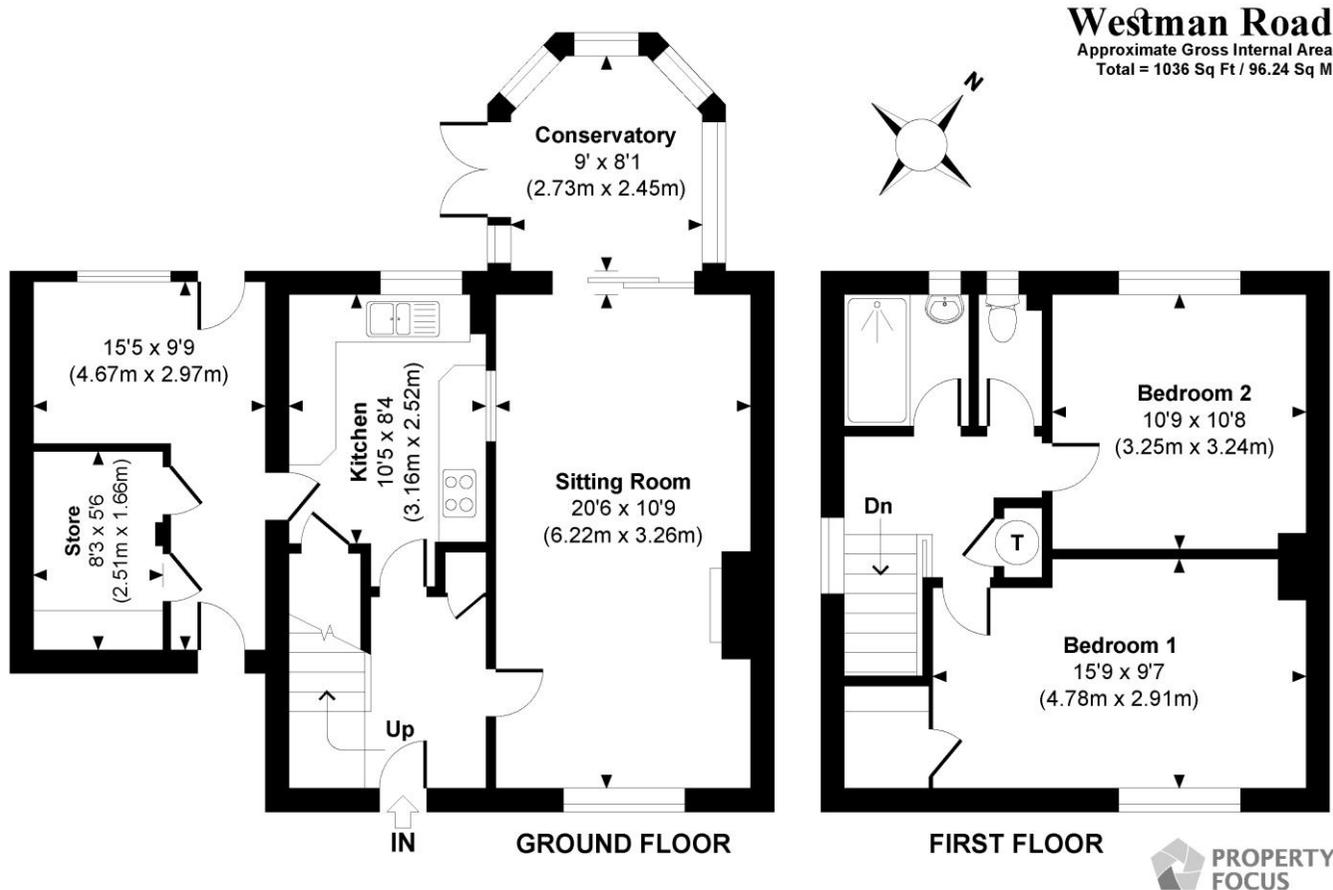
On the ground floor the entrance hall gives access to the spacious double-aspect sitting room which flows through to the conservatory at the rear. The conservatory itself is lovely and bright with double doors out to the garden. The kitchen has a useful serving hatch through to the sitting room and views over the garden. Base and eye-level units provide storage and there is space for appliances. A door leads out to the covered side area which has a useful storeroom and additional storage cupboard, and access to the front and rear gardens.

Upstairs on the first floor there are two good sized bedrooms, the largest of which has built-in storage. A shower room and separate WC complete the accommodation on this level, along with an airing cupboard.

Outside to the front of the property there is a parking on the driveway alongside an area of lawn. There is access through the covered side passage to the rear garden. The garden is a real surprise; a great size complete with a patio area and the remainder laid to lawn with mature tree and shrub borders.



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Directions

From our office turn left up 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 the first right into Westman Road. The property can be found on the left-hand side before the turning into Great Field Road.

Location

Westman Road is conveniently positioned for the mainline railway station and the city centre with its high street shops, boutiques, library, 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 Harestock Primary School and Henry Beaufort Secondary School. 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: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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