



Lea View, Winchester, Hampshire, SO23 7FU



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Lovely Modern Semi-Detached Home in Abbotts Barton

This attractive and well-proportioned semi-detached family home has good-sized rooms throughout and is nicely presented with tastefully modernised accommodation.

A welcoming central hallway gives access to the ground floor accommodation, with stairs rising to the first floor. The double-aspect sitting room is situated to the left and has a lovely cosy feel to it, with double doors opening onto the garden. To the right of the hall lies the modern, open-plan kitchen/dining room which has tiled flooring and space and plumbing for a washing machine, along with integrated fridge/freezer, oven and four ring gas hob. There is plenty of space for a table and chairs to the rear and double patio doors from here lead out to the garden. A downstairs WC is conveniently positioned in the middle of the ground floor with a generous storage cupboard within.

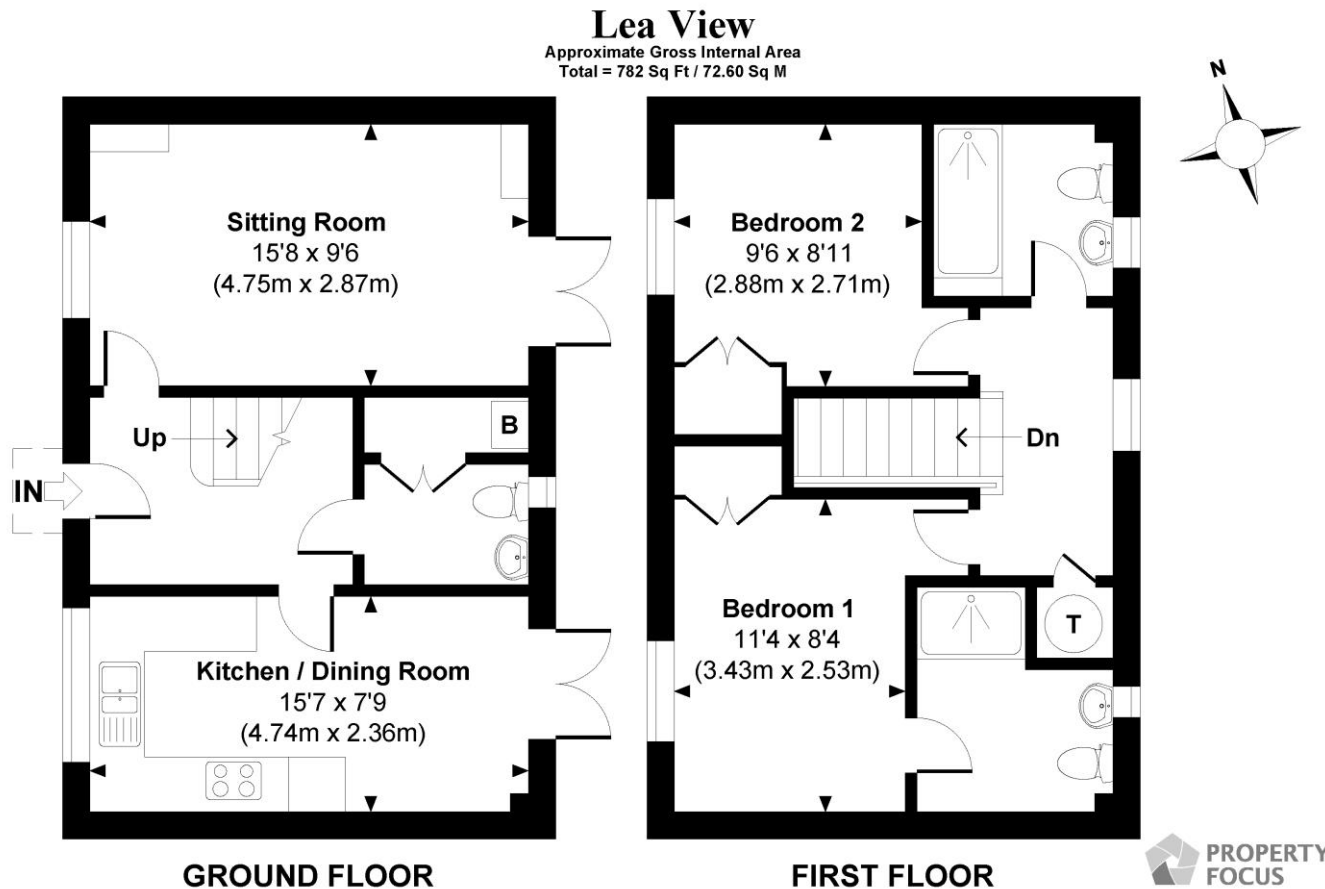
On the first floor, the principal bedroom has built in wardrobes and benefits from a contemporary en-suite shower room. There is a further good-sized bedroom, again with built-in wardrobes, and a smart family bathroom with bath and shower over.

The low maintenance rear garden is a mixture of shingle and decking and has gated access at the side leading out to the front of the house. A shed provides useful garden storage. An allocated parking space is located a few metres from the property, with further visitor parking available close by.





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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

Head out of Winchester in a northerly direction along Worthy Lane which becomes Worthy Road. After approximately 0.5 miles, turn right into Cassandra Road, go across the first road and then follow Cassandra Road round to the left then right. Go to the end of the road where Cassandra Road meets Lea View and turn right. The property is on the left-hand side just before the parking area.

Location

Lea View is located on the northern fringes of Winchester, ideally located to give easy access to Winchester railway station. It is just over a mile to the high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is situated within the catchments for highly regarded St Bede and Westgate schools.

Tenure: Freehold

Service charge £292 per annum to include public liability insurance, roads and courtyards cleaning, drain cleaning, estate lighting, estate lightbulb replacement, bank charges, accountancy, management and admin, estate repairs and renewals and sinking fund.

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: C

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

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