



Nelson Road, Winchester, Hampshire, SO23 0QF

**Winkworth**



Nelson Road, Winchester, Hampshire, SO23 0QF

## Attractive Semi-Detached Home Close to City Centre

This attractive 1930s style property is offered to the market with no forward chain and would make a super family home. It is very well positioned to access all that the city has to offer, as well as the excellent local schools for all ages nearby, including All Saints Primary and The Westgate School.

Recently used as a student property and with HMO license intact, the house offers flexible accommodation over two floors including three reception areas on the ground floor, two of which have been used as bedrooms, and three bedrooms as well as a bathroom on the first floor. The property also has the advantage of a garage.

The hallway leads to a traditional front room with large bay window overlooking the front garden. This is a good-sized room and could perhaps be opened up to the reception area beyond, which is currently set up as a spacious, combined sitting/dining room with fitted kitchen to one end. The modern kitchen has an array of eye and base-level units with integrated oven and hob. There is space for a large free-standing fridge/freezer and doors lead to the rear garden and also to a single bedroom to one side. The accommodation on this floor is completed by a good-sized utility room which doubles as a downstairs WC.

Upstairs there are three bedrooms, two of which have built in cupboards, and a modern shower room.

The neat rear garden is a great size - fully enclosed and laid to lawn, there is an area of decking immediately outside the kitchen and the garage can be accessed from the end of the garden. The house is nicely set back from the road beyond a shingled and paved front garden.





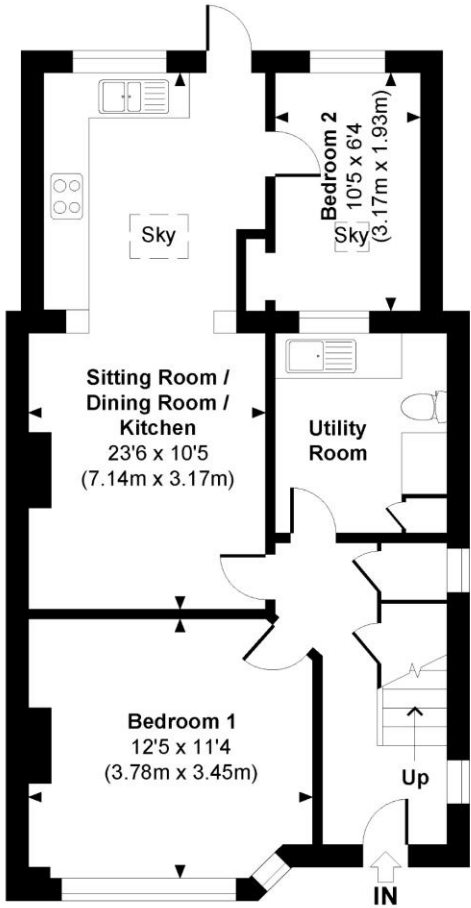
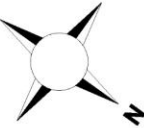




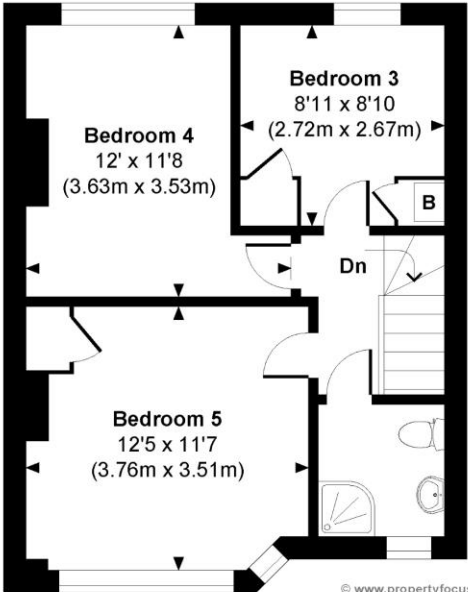
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## Nelson Road

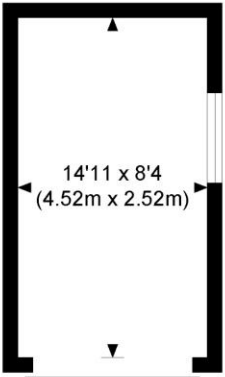
Approximate Gross Internal Area  
Main House = 1043 Sq Ft / 96.90 Sq M  
Garage = 123 Sq Ft / 11.39 Sq M  
Total = 1166 Sq Ft / 108.29 Sq M  
Outbuildings are not shown in correct orientation or location.



GROUND FLOOR



FIRST FLOOR



GARAGE



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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 our offices in Southgate Street, turn right onto Jewry Street and right at the next set of lights onto North Walls, continue onto Union Street then onto Eastgate Street. Turn left at the roundabout onto Bridge Street, at the next roundabout turn right onto Chesil Street. Turn left into East Hill and keep right at the fork, onto Petersfield Road. Keep right at the next fork onto Fivefields Road. Take the next right onto Nelson Road.

### Location

Nelson Road is within easy reach of Winchester city centre and the mainline railway station, and just a short journey gives access to the M3, M27, A34 and Southampton Airport Parkway. There is a short river walk to the main high street from Highcliffe and the property is within close proximity to St Giles Hill and The South Downs. Local schools, including All Saint's Primary School and The Westgate School, are within easy reach, as is the famous Black Boy pub and the super new Sports Centre.

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

### Winkworth Winchester

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**Winkworth**

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