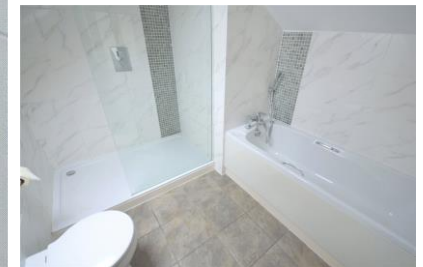




Hyde Abbey Road, Winchester, Hampshire, SO23 7DA



ACCOMMODATION

Set within the heart of Winchester city and only a short walk to the town centre and mainline railway station is this charming Victorian mid-terrace house which also enjoys being within the catchment area of St Bede's School. A welcoming entrance leads to the ground floor with an open-plan reception room to the front aspect that flows through to the sitting room. Both of these rooms are well-proportioned and display feature fires as a focal point. There is an attractive fitted kitchen/dining room, with a range of wall and base units with double doors leading to the rear garden. A convenient guest cloakroom is found from the entrance and completes the ground floor. The first floor has three bedrooms, with bedroom two displaying an ornate fireplace. The principal bedroom benefits from an en-suite shower room and a range of built-in wardrobes. There is a second floor with a stylish family bathroom and a versatile storage space. Externally, the enclosed garden has a generous decked area, ideal for al fresco socialising, with a variety of plants and a purpose-built office. Parking permits can be obtained via Winchester City Council.



Approximate Floor Area = 98.0 sq m / 1055 sq ft
 Outbuilding = 9.0 sq m / 97 sq ft
 Total = 107.0 sq m / 1152 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Historic Hyde is moments from the thriving city centre and a short walk to the mainline railway station. Winchester delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air



SPECIFICATION

- Charming Victorian terraced house in a sought-after location
- Close proximity to the city centre and mainline railway station
- Three bedrooms
- Principal bedroom with en-suite shower room
- Modern family bathroom and guest cloakroom
- Kitchen/dining room
- Home office located within the rear garden
- Permit parking available via Winchester city council

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - D

ASKING PRICE

Asking Price £575,000

TENURE

Freehold

Agents Note: Please be aware that the photographs are for illustration purposes only.