



Wavell Way, Winchester SO22 4EQ

welcome to
Wavell Way, Winchester

Nestled in the heart of Stanmore, this spacious three-bedroom semi-detached home features a conservatory, modern kitchen and bathroom, study room, large rear garden, solar panels, and ample on-street parking. Ideal for families or home-workers seeking comfort and efficiency.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Entrance Hall

Rear Garden

Lounge

16' 5" x 9' 11" (5.00m x 3.02m)

Office

15' x 9' 6" (4.57m x 2.90m)

Kitchen

10' 10" x 9' 11" (3.30m x 3.02m)

Downstairs W/C

Landing

Bedroom One

11' 11" x 11' 10" (3.63m x 3.61m)

Bedrom Two

9' x 12' (2.74m x 3.66m)

Bedroom Three

8' 6" x 7' 6" (2.59m x 2.29m)

Family Bathroom

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- SEMI DETACHED
- SOLAR PANELS EFFICIENCY
- MODERN KITCHEN
- STUDY ROOM
- CONSERVATORY

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£400,000



directions to this property:

From Fox and Sons Estate Agents Eastleigh
44 Market St, Eastleigh SO50 5RA

Take Market St to Southampton Rd/A335

Head south on Market St towards Wells Pl

Turn left onto Wells Place

Continue on A335. Take M3 and St Cross Rd/B3335 to Lower Stanmore Lane in Winchester

At the roundabout, take the 1st exit onto Southampton Rd/A335

At the roundabout, take the 3rd exit onto Allbrook Way/A335

At Allbrook Interchange, take the 2nd exit onto A335



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH106560



Property Ref:
ELH106560 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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