



AVENUE ROAD, WINCHESTER
SO22 5AQ



ELEGANT TOWNHOUSE IN POPULAR AREA OF THE CITY

Close to the station and well-regarded schools, this mid-terrace house is in excellent decorative order and has the addition of a studio in the garden.

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Local Authority: Winchester City Council

Council Tax band: E

Tenure: Freehold

Guide Price: £875,000

Sitting in the popular area of Fullood within 0.3 mile of the station and Westgate School, 11 Avenue Road is a beautifully presented family home.

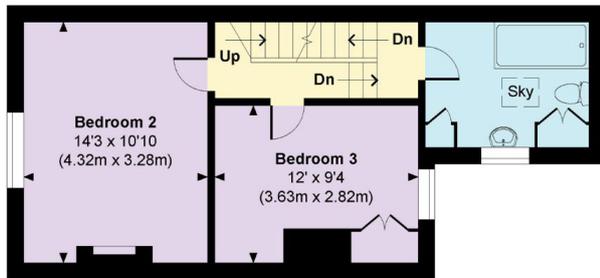
Set back behind a low brick wall with iron railings, the front door leads into a hallway. The open-plan sitting/dining room has a woodburner, wood flooring and shutters to the sash window. To the rear of the house is the well-appointed kitchen with granite worktops, island unit and skylight. Bi-fold doors lead to the west-facing terrace and garden to the back of which is a studio/office. On the lower ground floor is a useful playroom/cinema room. There are two bedrooms and the family bathroom on the first floor, with the main bedroom on the second with a separate shower room.



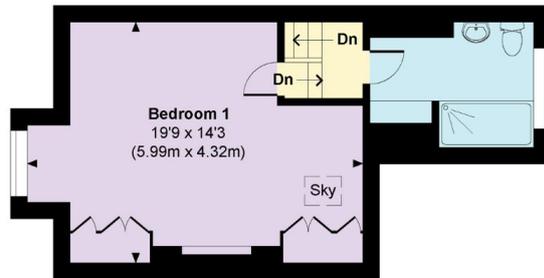
Services: mains water, drainage, electricity and gas.
 Parking: permit parking

Avenue Road

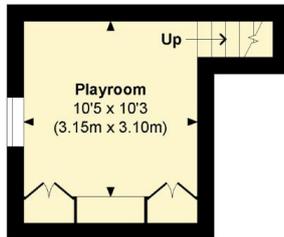
Approximate Gross Internal Area
 Main House = 1394 Sq Ft / 129.50 Sq M
 Office = 108 Sq Ft / 10.06 Sq M
 Total = 1502 Sq Ft / 139.56 Sq M
 Outbuildings are not shown in correct orientation or location.



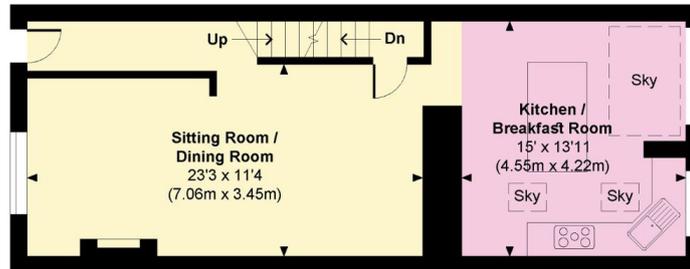
FIRST FLOOR



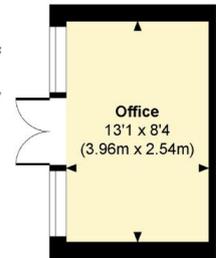
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



OFFICE

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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