



Connells

Shepherds Road
Winchester



Property Description

Located in the popular Winnall area of Winchester, this spacious semi-detached property is currently arranged as a four-bedroom HMO (subject to licence), making it an ideal investment opportunity.

To the front, the property benefits from permit parking and a generous lawned front garden with a pathway leading to the entrance.

Inside, the ground floor offers a modern fitted kitchen with integral oven, along with two double bedrooms, each featuring en-suite shower rooms and access to the rear garden.

On the first floor, there are two further double bedrooms, both with their own en-suite facilities, providing comfortable and private accommodation throughout.

The rear garden is of a good size, mainly laid to lawn, and benefits from side access.

Shepherds Road is a well-established residential area within easy walking distance of Winchester city centre, and offers convenient access to the M3 motorway, local shops, and public transport links.

Offered to the market with no onward chain, this property presents a fantastic opportunity for investors seeking a ready-made HMO or buyers looking for a spacious home in a sought-after location.

Kitchen

8' 1" x 8' 7" (2.46m x 2.62m)
Double glazed window to rear aspect.
Fitted kitchen with wall and base units.
Integrated oven, hob and extractor fan.
Space for washing machine and fridge freezer.
Under stairs storage.

Bedroom 1

10' 5" x 11' 7" (3.17m x 3.53m)
Ground floor. Double glazed window to front aspect. Radiator.

En-Suite

Toilet. Shower. Wash hand basin.
Radiator.

Bedroom 2

10' 5" x 11' 7" (3.17m x 3.53m)
Ground floor. Double glazed window to rear aspect. Door to rear aspect.
Radiator.

En-Suite

Toilet. Shower. Wash hand basin.
Radiator. Extractor fan.

Landing

Double glazed window to side aspect.
Loft access.

Bedroom 3

11' 9" x 10' 6" (3.58m x 3.20m)
First floor. Double glazed window to front aspect. Built in wardrobes. Airing cupboard. Ceiling fan. TV port.

En-Suite

Double glazed window to side aspect. Electric shower over bath. Toilet. Wash hand basin.

Bedroom 4

11' 9" x 8' 6" (3.58m x 2.59m)
First floor. Double glazed window to rear aspect. Built in wardrobes. TV port.

En-Suite

Double glazed window to rear aspect. Shower over bath. Toilet. Wash hand basin. Extractor fan.

Outside

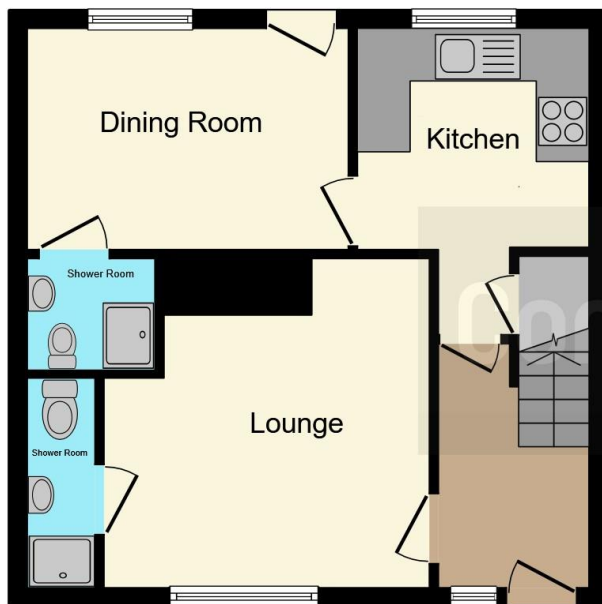
To the front. Permit parking. Lawn area. path and steps down to front door.

To the rear. Side access. Lawn. Path

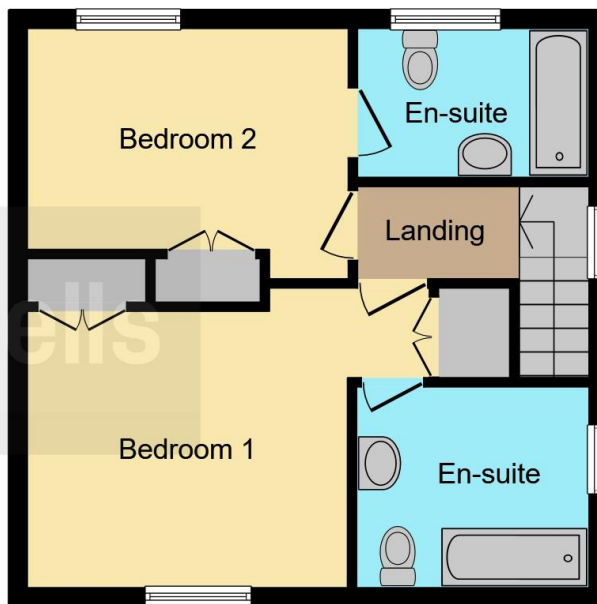
Agent Notes

For use as a HMO would be subject to licence





Ground Floor



First Floor

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

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EPC Rating: F Council Tax
 Band: C

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Tenure: Freehold



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