





House & Son

House and Son are pleased to offer for sale this characterful ground-floor garden flat, positioned in the sought-after Winton area. Forming part of an attractive Edwardian red brick building that was converted into two well-proportioned two-bedroom flats, this home benefits from its own private entrance and a generous westerly aspect rear garden.

The accommodation includes an entrance lobby leading into a bright lounge, currently utilised as a dining room, with a feature fireplace and wooden effect flooring. An archway opens through to the modern kitchen, which overlooks the rear garden and provides a practical layout with fitted units, space for appliances, and a modern gas-fired combination boiler installed in approximately 2020.

Both bedrooms are comfortable doubles. Bedroom one offers direct garden access via double-glazed French doors, while bedroom two, currently utilised as a lounge, enjoys a generous footprint and a front aspect. The bathroom includes a recently fitted P-shaped bath, with a T-bar shower over, tiled surrounds, a wash hand basin, a low-level WC, and a heated towel rail.

Externally, the property features a recently updated pathway and hardstanding to the private front door. To the rear, the garden measures approximately 43 feet by 27 feet, is fence enclosed, and enjoys a sunny westerly outlook. The easy-maintenance design includes artificial turf and a good degree of privacy.

A particular highlight is the detached work-from-home studio, complete with power, lighting, recessed downlighters, and double-glazed door and window, ideal as a home office, hobby room, or play space. There is also a useful utility shed currently arranged for a tumble dryer.



A communal drive way provides side access to the ground-floor flat's detached garage, which is currently fenced and enclosed, and is fitted with power, lighting, and benefits from recently fitted double-glazed doors to the front and a recently fitted roof.

The location is well regarded for its nearby schooling, Winton Recreation Ground, and the popular Winton High Street with its range of shops, cafés, and amenities. Properties of this style and setting are rarely available and attract strong interest.

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Entrance Lobby: 1.85m x 1.22m

Lounge: 3.66m x 3.35m

Kitchen: 3.10m x 2.39m

Bedroom One: 3.78m x 3.66m

Bedroom Two: 3.96m max x 3.66m

Bathroom: 2.13m x 1.88m

Garage: 5.18m depth x 2.44m width approx

Rear Garden: 13.11m x 8.23m approx

Studio: 2.82m x 2.69m

Utility Shed: 2.31m x 1.02m







AGENTS NOTE

The lease currently has an unexpired term of approximately 83 years. The seller is in the process of extending this, and we will confirm the new lease terms in due course.

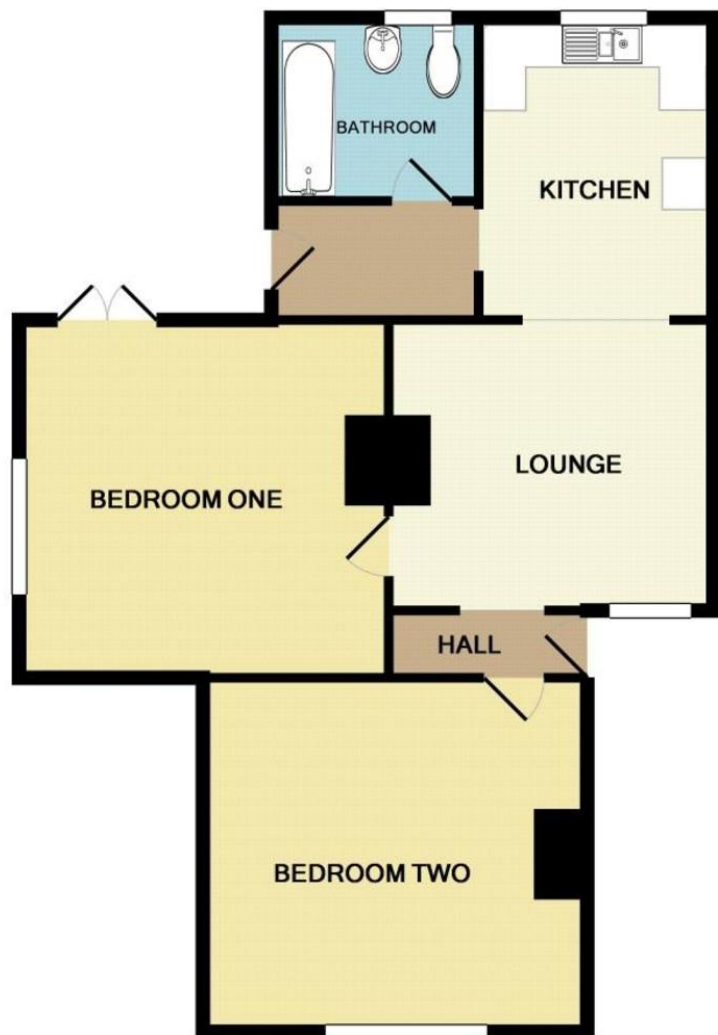
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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