



HYDE ABBEY ROAD, WINCHESTER, SO23

Carter Jonas

HYDE ABBEY ROAD, WINCHESTER, SO23

2 bedrooms • Reception room • Bathroom • Kitchen dining room • Garden • EPC rating D

PROPERTY

22 Hyde Abbey Road is an attractive, terraced Victorian property in the sought-after residential area of Hyde. The front door leads into a sitting room with fitted shelving and a window to the front, which in turn leads on to a kitchen/breakfast room to the rear. This kitchen has a range of built-in units and a dining area with room for a kitchen table, and a door to the rear garden. Stairs from the dining area lead to the first floor, with two bedrooms, (the principal bedroom has exposed wooden floorboards) and a family bathroom with separate shower. On the landing there is a hatch with ladder to the loft. There is scope to extend the property further, possibly into the loft and to the rear, subject to obtaining the relevant consents.

OUTSIDE

The rear garden is sheltered and provides an excellent space for al fresco entertaining, with patio area and the remainder laid to lawn.

LOCATION

The property is situated in a quiet cul de sac in the desirable residential neighbourhood of Hyde. It is within easy walking distance of the station (Waterloo in around 1 hour) and Winchester city centre with its many shops, restaurants, public houses, coffee shops, library, theatre, cinema, Cathedral and more. There are attractive walks and cycle routes along the River Itchen and Winnall Moors which are also close by.

The catchment schools are the very well-regarded St Bede Church of England Primary School and The Westgate School (primary and secondary). In addition, St Swithun's School for girls, Winchester College and The Pilgrims' School for boys are also within easy access.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity, drainage. Gas central heating.

Local Authority: Winchester City Council. Council Tax Band D.

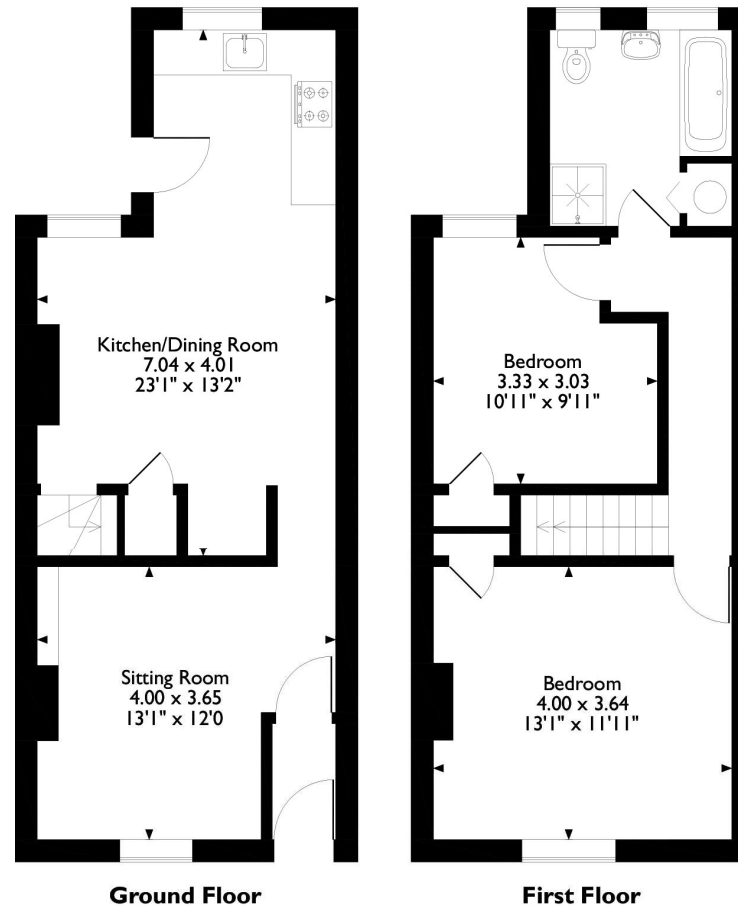
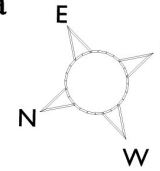
Viewings: Strictly via the selling agents, Carter Jonas.

A CHARMING TWO BEDROOM TERRACED HOME LOCATED IN THE POPULAR HYDE AREA OF WINCHESTER.





22, Hyde Abbey Road, Winchester, Hampshire
Approximate Gross Internal Area
78 Sq M/839 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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