

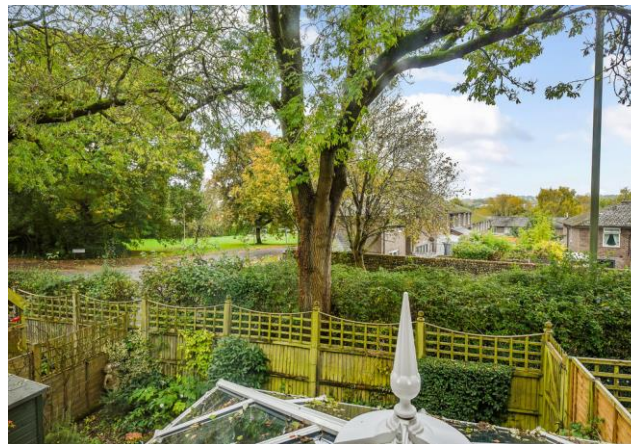


7 Twiss Square, Abbots Road, Winchester, SO23 7FF
Guide Price: £475,000 Freehold



**7 Twiss Square,
Abbotts Road, Winchester**
2 Bedrooms, 2 Bathrooms
Guide Price: £475,000

- Attractive double fronted house in prestigious gated development
- Kitchen/breakfast room, with door to garden
- Generous sitting room with bay window, leading to conservatory
- Conservatory with doors to garden
- Two double bedrooms each with ensuite shower rooms
- Enclosed southerly facing rear garden
- Parking for two to three cars
- Walking distance to city centre
- In catchment for St Bedes and Westgate Schools
- Council Tax Band D
- EPC Band C
- Service Charge c£630pa





**7 TWISS SQUARE.
ABBOTTS ROAD, WINCHESTER, SO23 7FF**

An attractive double fronted terraced home, set within the prestigious development of Twiss Square. This is a charming, gated development built in 2009 by Croudace Homes, where each property has allocated parking and is accessed via brick paving set around a lawned central communal green.

A wide forecourt leads to the property where the entrance hall opens to the kitchen/breakfast room, sitting room and cloakroom. The kitchen/breakfast room is fitted with a wealth of wall and base units, with fitted oven, hob, dishwasher and washing machine. There is a useful understairs cupboard and door to the garden.

The sitting room is wonderfully bright courtesy of a large deep bay window overlooking the front of the property and has a wall of windows and glazed doors opening to the conservatory. The conservatory was added by Posh Windows & Conservatories in 2009, and is currently used as a dining area. From here, double doors lead out to the courtyard garden.







UPSTAIRS: From the hallway, stairs lead to the first floor landing where there is a useful linen cupboard housing the hot water tank. Bedroom one is over 15' long, running the depth of the property, and features a Juliet balcony overlooking the front garden, and a window overlooking the rear garden. There is a large wardrobe cupboard with sliding mirrored doors and a door leading into the ensuite shower room.

Bedroom two is also a double bedroom, with windows overlooking the front gardens, and also benefits from a contemporary and refitted ensuite shower room.





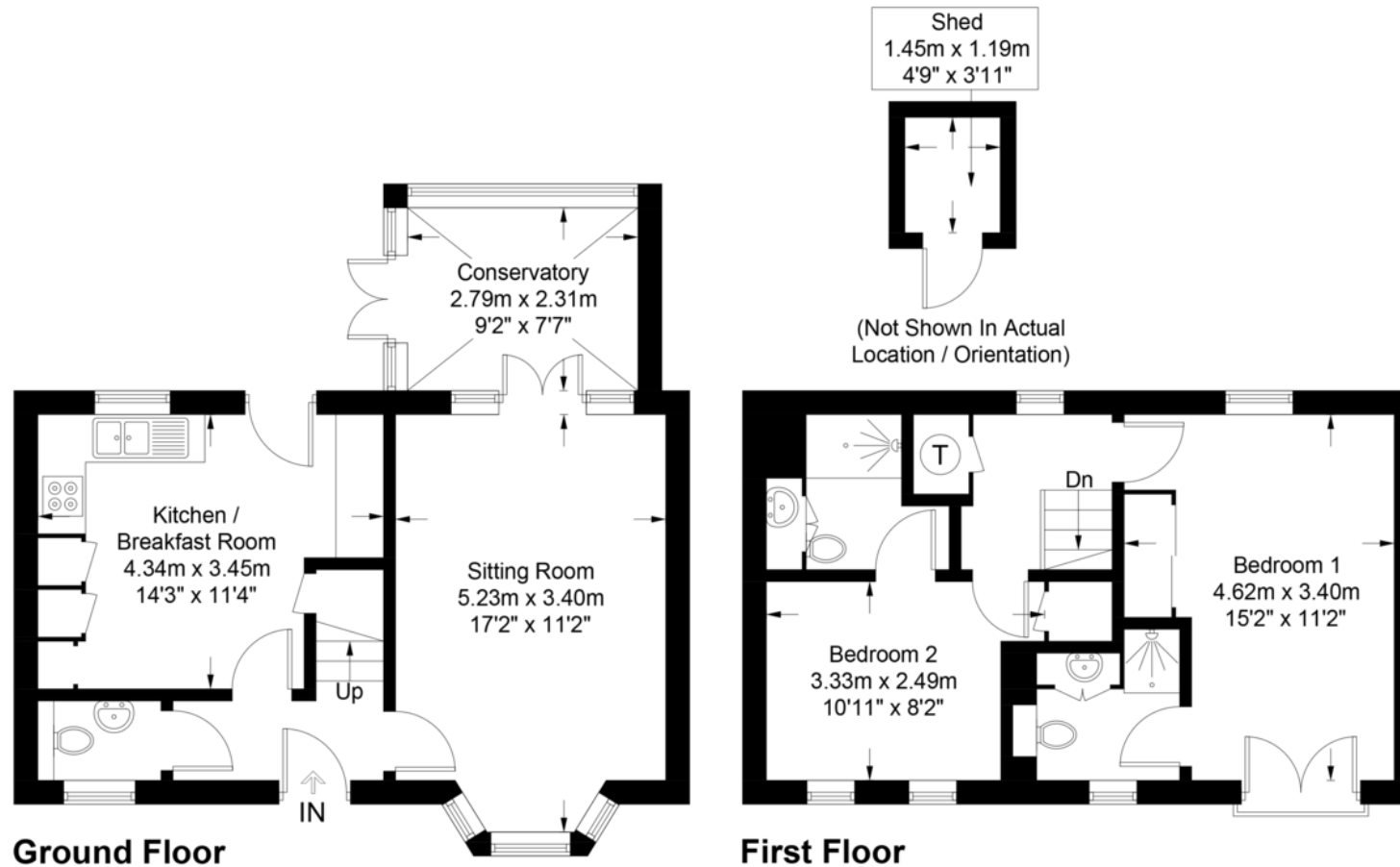
GARDENS: Outside, the front of the property is set back from the semi circle of brick paved access which leads to all the properties by its own parking area. This is ample parking for at least two cars to sit side by side, bordered with mature and flowering shrubs.

The rear courtyard garden has been cleverly designed for low maintenance. It is enclosed by fencing, and features a paved terrace, and planted flowerbeds surround an attractive shingled area, and there is a useful side gate and garden shed.

The property has all mains services and is freehold. There is a service charge of approx. £630pa which covers the maintenance and insurance of the communal grounds, gates, and lighting.



Approximate Gross Internal Area = 81.8 sq m / 880 sq ft
Shed = 1.7 sq m / 18 sq ft
Total = 83.5 sq m / 898 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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