



13 Gordon Avenue, Winchester, SO23 0QE
Guide Price £495,000 Freehold



13 Gordon Avenue, Winchester

3 Bedrooms, 1 Bathroom

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- Attractive three-bedroom terraced period home
- Sitting room with modern woodburning stove
- Separate dining room with polished wood flooring
- Kitchen/breakfast room
- Three bedrooms
- Contemporary shower room
- Garden with lawn and sun terrace
- Summer house/studio with power and light
- Within catchment for All Saints CofE Primary and The Westgate School
- Permit parking available
- EPC Band D; Council Tax Band D



13 GORDON AVENUE WINCHESTER, SO23 0QE

Situated in the sought-after Highcliffe area of Winchester this three-bedroom terraced period home offers a wealth of original features with the comfort of contemporary living.

A traditional cast-iron gate opens to a short path leading up to the glazed and panelled entrance door, opening into a bright entrance hall with doors through to the sitting room, dining room and stairs rising to the first floor.

The sitting room features a recently installed wood burning stove, original sash windows in a bay overlooking the front garden. The dining room is a good-sized room with a sash window to the rear garden and a door to the useful understairs store cupboard. Polished wood flooring, recently refurbished by the current owners, runs throughout the ground floor, with new carpets having been laid on the stairs and first floor.

From the dining room, a step leads to the kitchen/breakfast room, a bright and sunny room with dual aspect windows and door opening onto the rear garden; the room is well fitted with plentiful work surfaces, a butlers sink and a range of wall, base and drawer storage units.





AND SO TO BED:

On the first floor there are two double bedrooms, further single bedroom and contemporary shower room.



THE PROPERTY – USEFUL INFORMATION

Construction: This is understood to be a late 19th/early 20th Century terraced property over two floors, believed to date from around 1880 to 1910 and therefore construction is believed to be of traditional brick under a tile roof. Overall plot size 0.03 acres.

Local Authorities: Hampshire County Council and Winchester City Council

Parking: Permit parking plus visitor parking, which may be purchased via Hampshire County Council, allows for parking on-street in the immediate area.

Services: All main services connected.

Tenure: Freehold

EPC: Band D

Council Tax Band: D

Broadband: (Data via Ofcom)

Standard Max 16 Mbps Download speed

Superfast Max 80 Mbps Download speed

Ultrafast Max 1000 Mbps Download speed

Flood Risk: Surface Water - very low; Rivers and Seas – very low.



LOCATION: Gordon Avenue is a popular and sought after road within the Highcliffe district of Winchester, with the highly regarded All Saints CofE Primary school being within strolling distance.

Highcliffe is a popular family location, being ideally situated for access to the town centre, as well as having Winchester's main line station within good walking distance. The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses are nearby. Further entertainment and interest can be found in the river walks, Winchester's Theatre Royal, Everyman cinema, many museums and the city's stunning Winchester Cathedral.

EDUCATION:

The property falls within catchment for All Saints C of E Primary School, The Westgate School, and Peter Symonds 6th Form College, each of which are within walking distance.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.





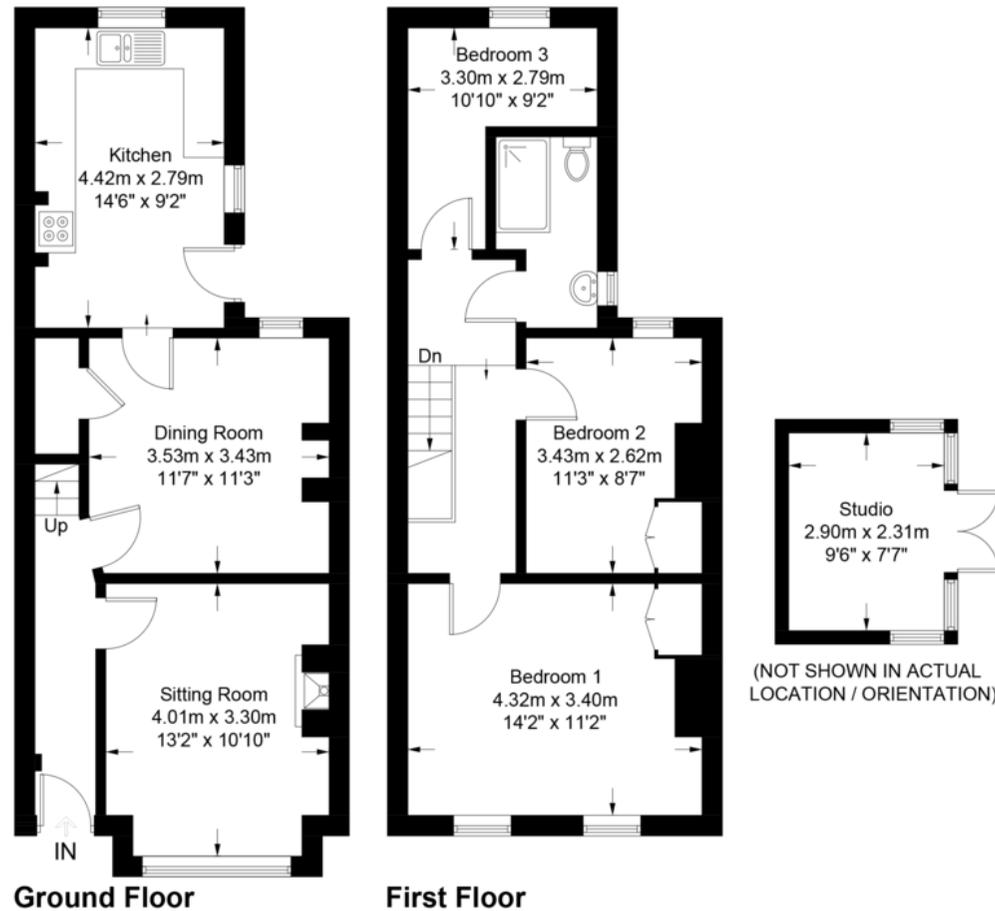
OUTSIDE:

The **front garden** is accessed by a traditional wrought iron gate from the street and is screened by an evergreen hedge.

The **rear garden** features a raised terrace with steps leading down to a grassed lawn, with mature shrubs and flowering plants in borders.

A path leads to the **summer house/studio** which has both power, light and independent heating, and on to useful rear pedestrian access.

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft
 Studio = 6.7 sq m / 72 sq ft
 Total = 94.8 sq m / 1020 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

