



Bar End Road, Winchester, Hampshire, SO23 9NP



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## Victorian Terraced House, Superbly Positioned for the City Centre

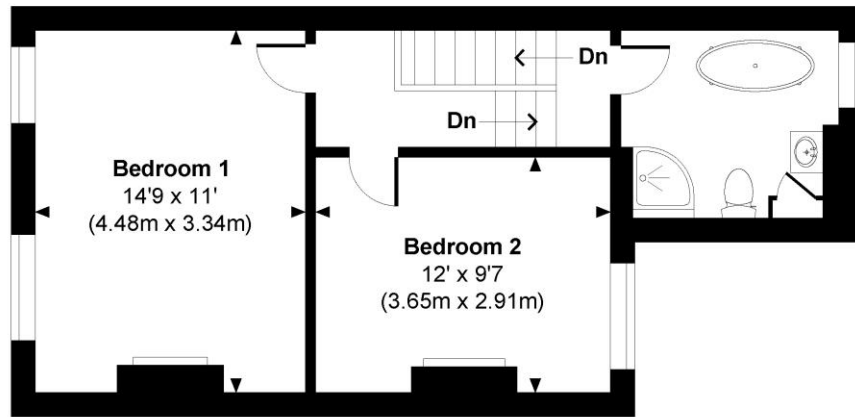
This attractive period, terraced house is very well positioned, situated opposite the new leisure centre with all its facilities including gym, swimming pool and indoor sports courts as well as playing fields, a children's playground and Winchester athletics ground. The property is just a short walk from Winchester city centre, the lovely water meadows and St Catherine's Hill.

On entering the house, the hall leads to a light and airy sitting room with a fireplace and large window. The welcoming dining room is beyond, itself featuring a fireplace as well as a window looking out to the garden. A small flight of steps leads down to the kitchen which has fitted units providing plenty of cupboard space and a useful utility room adjoining it with space and plumbing for a washing machine. A door leads from the kitchen out to the garden.

Stairs rise to the first floor where there are two double bedrooms, both with feature fireplaces. A generous bathroom with bath and separate shower cubicle completes the first floor. There is potential to convert the loft space to create a further bedroom, subject to the relevant planning permission.

Outside to the rear of the house, the good-sized garden has a small, paved area directly behind the house and a useful shed to the rear. Permit parking is available.

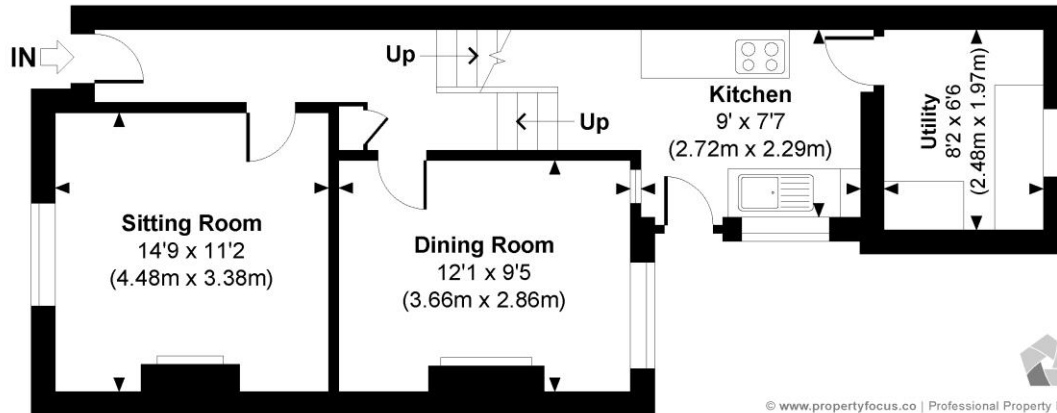




FIRST FLOOR

## Bar End Road

Approximate Gross Internal Area  
Total = 884 Sq Ft / 82.09 Sq M



GROUND FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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### Directions

From our offices at 72 High Street turn left into Trafalgar Street, left into St Clement Street and left onto Southgate Street. At the lights go right and follow the road round into Jewry Street, then right at the next set of lights onto North Walls. Continue onto Union Street then onto Eastgate Street. Turn left at the first roundabout onto Bridge Street, at the second roundabout turn right onto Chesil Street. Continue onto Bar End Road and the property can be found on the right hand side just passed Barfield Close.

### Location

Bar End Road is situated to the South East of Winchester city centre with its railway station (links to London Waterloo in approx 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. For commuters, the M3 motorway is easily accessible from this location and a short journey south gives access to Southampton Airport for national and international flights.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: C

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

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