



59 Bar End Road, Winchester, SO23 9NP
Guide Price £425,000 Freehold



59 Bar End Road, Winchester

3 Bedrooms, 1 Bathroom

Guide Price £425,000

- Pretty red-brick Victorian end of terrace cottage
- Available chain free and potentially stamp duty free (first time buyers only)
- Contemporary open plan layout
- Sitting room with feature fireplace
- Contemporary kitchen/breakfast room
- Two double bedrooms and good-sized single
- Family bathroom with large walk in shower
- Cloakroom
- Garden room opening onto attractive and easily maintained courtyard garden
- In catchment for All Saints C of E Primary School and The Westgate School
- Close to High Street, sports centre, railway station and riverside walks
- Council Tax Band C, EPC Band D



**59 BAR END ROAD,
WINCHESTER, HAMPSHIRE, SO23 9NP**

Charming end-of-terrace, brick-built Victorian cottage with three bedrooms and a well-designed interior with a contemporary feel.

Bar End is a thriving, up and coming area of Winchester, close to the town centre with its unique mix of everyday shops and services, historic architecture, bustling street scene, Theatre, Arts and cultural attractions and fine dining experiences. Along the road is the recently built Winchester Sport and Leisure Park where facilities include gymnasiums, squash courts, climbing facilities and an Olympic sized swimming pool.

The area has recently attracted significant investment with the creation of the popular Leisure Park and is particularly well sited for access to the M3 and the A31. The main line railway station is approximately 1.2 miles away on foot and a very short drive by car or bus or bike. The property is in catchment for All-Saints C of E Primary School and The Westgate School, as well as Peter Symonds College for 6th form education.

The property is currently used as Airbnb accommodation and therefore, subject to negotiation, some of the furniture within the property may be available for inclusion with the sale.

The front door opens into the sitting room, with an exposed white painted brick wall, stripped, painted pine floorboards, a feature fireplace and with attractive oak shelving. The sitting room is open plan to the kitchen courtesy of a long beam within which our clients have cleverly installed subtle LED lighting. The kitchen area features both wooden and polished concrete work surfaces and a striking crescent shaped gas burner hob, with stylish extractor, all above a traditional electric oven and a range of high gloss white storage units and built in utilities. A particular feature of the kitchen is the in-built wooden child/dog safety gate which can usefully separate the space from the sitting room.

The kitchen opens into a lobby area with side access to the garden and a useful cloakroom, this in turn opens into a light filled garden room with French doors to the rear garden. Each of these spaces feature attractive wooden flooring flowing seamlessly throughout the ground floor.

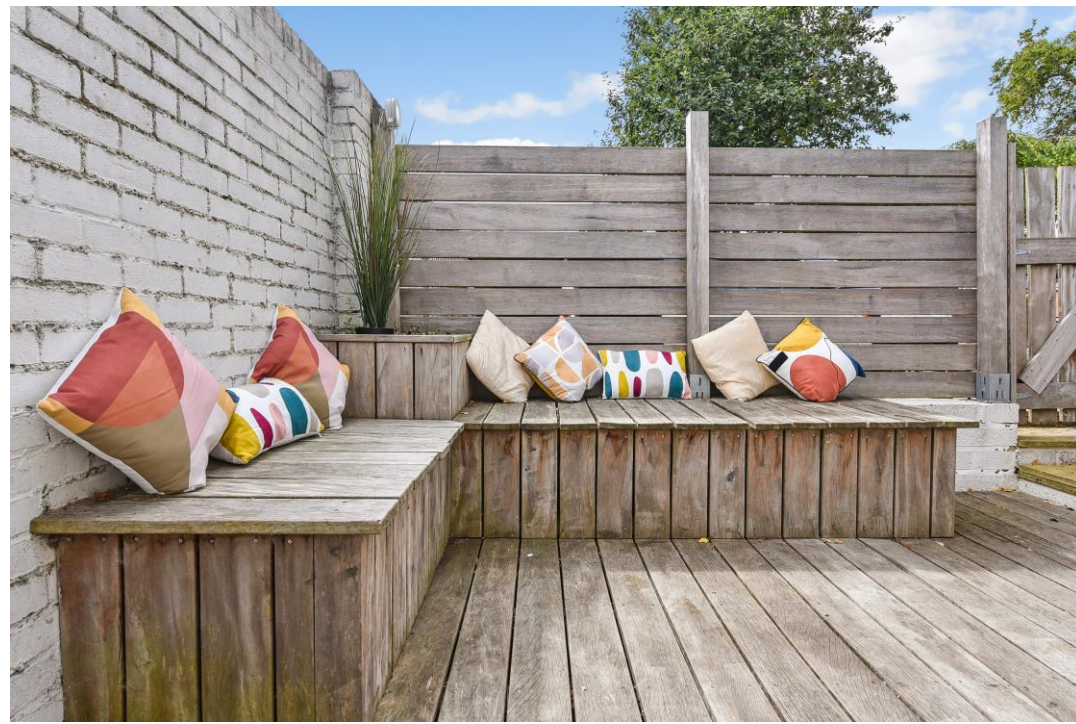




FIRST FLOOR: Stairs rise from the sitting room to the first-floor landing, the exposed right hand brick wall providing an attractive feature. There are two double bedrooms of about equal size, and a good size single room to the rear. The family bathroom features a large walk-in shower and a fitted basin over a vanity unit with a mirrored storage unit above.

The property has, in many rooms, central heating cleverly installed within the skirting boards, leaving walls free and easy to decorate or furnish.





OUTSIDE: The rear of the house is clad with natural Larch wood which has faded to an attractive silver grey and lends a very contemporary and striking look to the outside space.

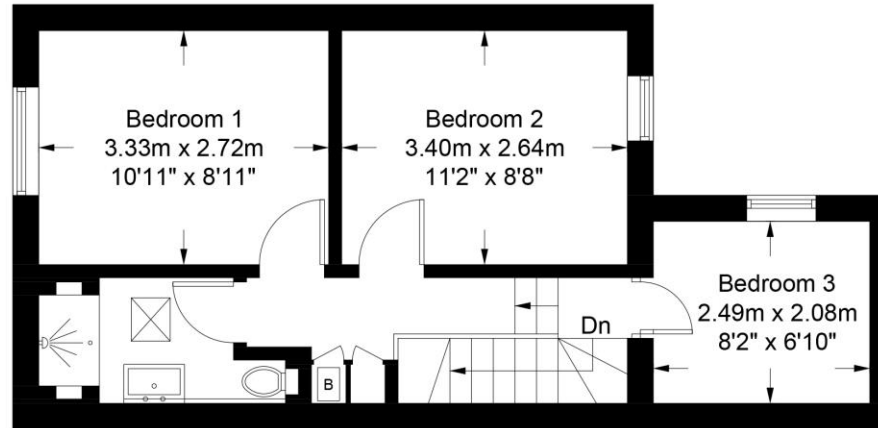
The westerly facing garden area, laid with decking, provides an excellent space in which to relax or enjoy summer entertaining.

PARKING: A gate leads up a few steps to a parking area, where our client currently leases a private space from Winchester City Council for c£650pa, which is in addition to permit parking.

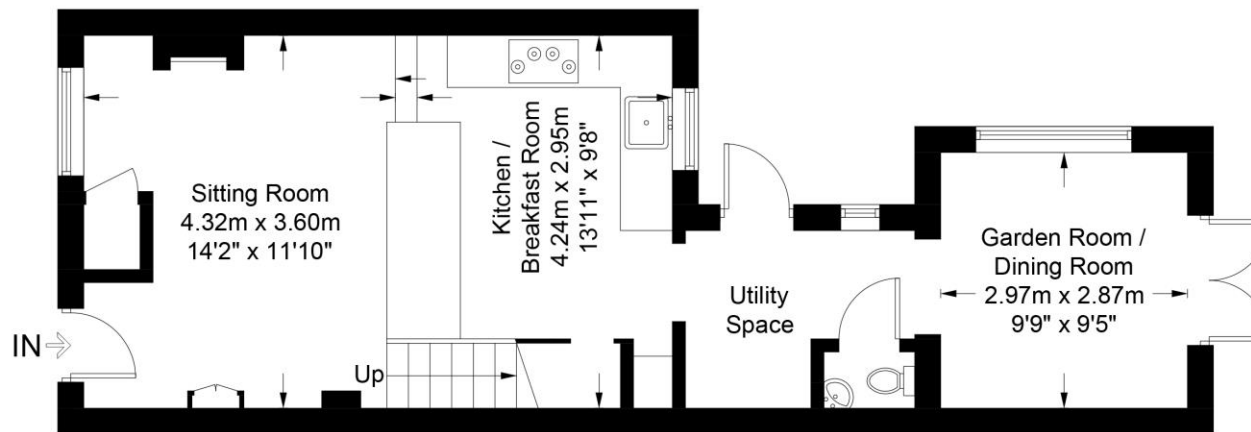
STAMP DUTY: please note that for a fixed period only, stamp duty is still fixed at £0 until spring 2025 (*subject to govt change*) for first time buyers to 425K.



Approximate Gross Internal Area = 79.6 sq m / 857 sq ft



First Floor



Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1108748)

MAC NKS

4 Romsey Road • • Winchester • SO23 8TP
T: 01962 843346 • E: winchester@martinco.com

01962 843346

<http://www.martinco.com>



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.

