GRAHAM & Co

01962 462460
property@grahamco.co.uk
www.grahamco.co.uk







36 Roberts Road, Barton Stacey, Winchester, SO21 3RY
Asking Price £319,950



36 Roberts Road, Barton Stacey Winchester, Asking Price £319,950

PROPERTY DESCRIPTION BY Mr Guy Sommerville

Situated opposite the village school in Barton Stacey, this three-bedroom terraced house has been a family home for many years and is now offered to the market with no onward chain. Extended at the rear to provide additional living space, the property combines a practical layout with an established garden backing onto open land and parking for two cars to the front.

An enclosed entrance porch opens into the hallway, where stairs rise to the first floor. The spacious sitting/dining room extends to over 21 feet in length, providing plenty of room for both comfortable seating and a family dining table. A feature fireplace creates a focal point, while a window to the front and double doors opening onto the rear garden bring natural light into the room.

The kitchen is fitted with a range of wooden-fronted wall and base units, complemented by work surfaces and tiled splashbacks. Positioned between the main reception room and the rear extension, it is conveniently placed for everyday family living.







The extension adds a separate family room with double doors opening onto the garden. This versatile space could serve as an additional sitting room, playroom or somewhere to work from home. A separate utility room and downstairs cloakroom complete the ground floor accommodation.

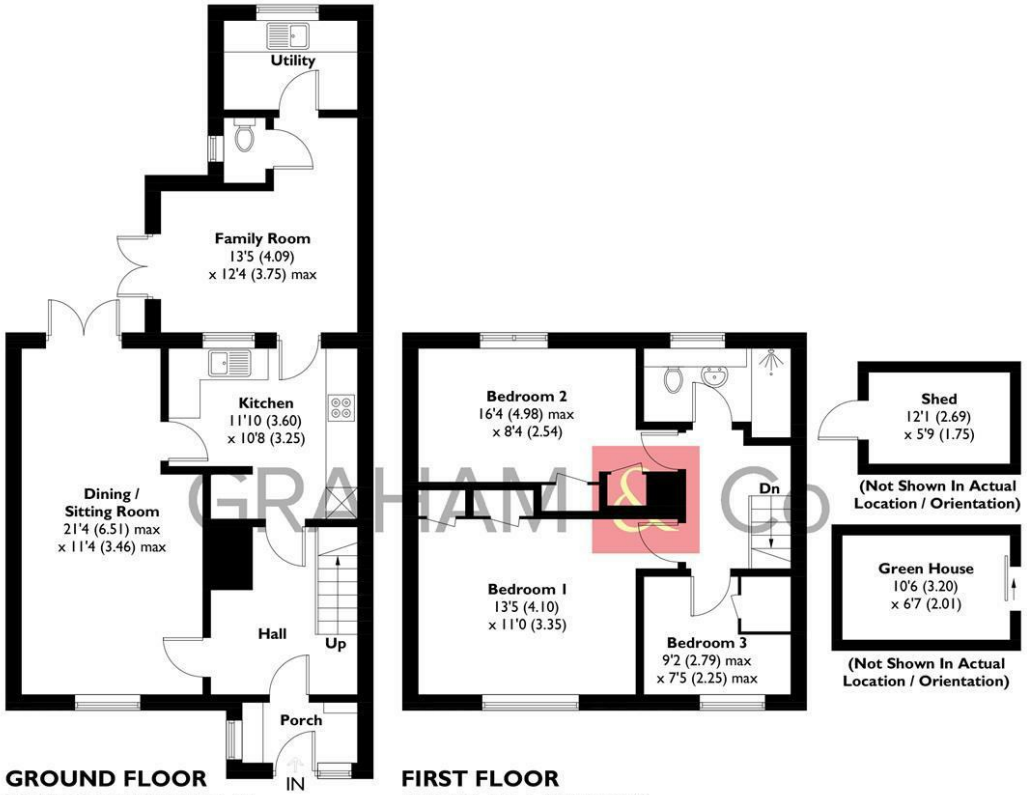
Upstairs, the landing gives access to three bedrooms, comprising two double rooms and a third bedroom that could also be used as a study or nursery. A shower room serves the first floor, and the rear-facing rooms enjoy an outlook towards the open land beyond the garden.

Outside, the rear garden is mainly laid to lawn, with established shrubs, a paved seating area and a pathway leading towards a timber shed. Backing onto open land, it provides an attractive setting for gardening, relaxing and spending time outdoors. To the front, there is parking for two cars.



APPROXIMATE GROSS INTERNAL AREA = 1207 SQ FT / 112.1 SQ M
OUTBUILDINGS = 119 SQ FT / 11.1 SQ M
TOTAL = 1326 SQ FT / 123.2 SQ M

GRAHAM & Co



GROUND FLOOR
702 SQ FT / 65.2 SQ M

FIRST FLOOR
505 SQ FT / 46.9 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1345349)

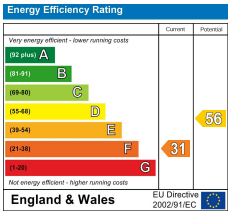
Produced for Graham & Co

MORTGAGE ADVICE

Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380 www.atmmortgages.com



Tax Band: B





OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

01962 462460

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.