



88 Bereweke Avenue, Winchester, SO22 6EY

Guide Price: £500,000 Freehold


MARTIN&CO

**88 Bereweke Avenue,
Winchester SO22 6EY**

3 Bedrooms, 1 Bathroom

Guide Price: £500,000

- Attractive semi-detached house in sought after area of Bereweke
- Kitchen/breakfast room with exterior access
- Sitting Room with bay window and gas fireplace
- Dining room and conservatory
- Principal bedroom with bay windows and westerly views
- Two further bedrooms and family bathroom
- No onward chain and potential for improvement
- Walking distance to shops and Friarsgate GP Surgery on Stoney Lane
- In catchment for Weeke Primary School, The Henry Beaufort School & Peter Symonds College



**88 BEREWEEKE AVENUE,
WINCHESTER, HAMPSHIRE SO22 6EY**

Situated in the highly sought-after residential area of Bereweeke, this attractive three-bedroom semi-detached family home offers an excellent opportunity for buyers looking to create a modern home in a well-established neighbourhood.

Believed to date from the 1950s, the property has been a much-loved home for many years and now stands ready to welcome its next chapter. With generous internal proportions, a good-sized plot and a location that remains consistently popular with families and professionals alike, the house offers exciting scope for updating and enhancement.

From the hallway, a door opens into the spacious living room, a bright and comfortable space featuring a large bay window overlooking the front garden. A gas fire set within a rustic stone surround forms an appealing focal point to the room. Beyond, a connecting door leads through to the dining room which stretches across the rear of the house, linking naturally with the kitchen and opening onwards into the conservatory. This arrangement creates a sociable flow through the ground floor and presents an ideal opportunity for future open-plan living should buyers wish to reconfigure the space.

The kitchen has a range of wall and base units offering ample storage, fitted double oven and hob, and has designated spaces for further appliances and utilities. It features decorative tiling, a side-aspect window and a rear door providing convenient access to the garden. As with the rest of the property, the kitchen offers clear potential for updating to create a contemporary space to be the hub of this family home.





AND SO TO BED: Upstairs, the first floor provides three well-proportioned bedrooms and a family bathroom. The principal bedroom is a particularly generous double room, enhanced by a large bay window that enjoys pleasant westerly views. Bedroom two is also a comfortable double overlooking the rear garden, while bedroom three is a good-sized single room, ideal as a child's bedroom, home office or nursery.



The family bathroom comprises a full-sized bath with shower over, WC and wash basin with vanity unit below.

The loft space is substantial and accessed via a loft ladder and has recently been improved with additional insulation. This generous roof space may also offer potential for conversion, subject to the usual consents.





THE PROPERTY – USEFUL INFORMATION

The property is set back from Bereweke Avenue behind a wide grass verge and pavement, with a well-proportioned front garden providing a pleasant degree of separation from the road. A shared driveway leads to the side of the property, with a short pathway guiding visitors to the front door. The entrance retains a characterful period feel, with a modern door set beneath an attractive archway and flanked by glazed panels that allow natural light to filter into the welcoming hallway.

Recent improvements include the installation of a new gas boiler and additional loft insulation, providing a practical starting point for any future works. Whilst the property is presented in fair condition, it would benefit from modernisation, offering buyers the chance to update and personalise the accommodation to suit their tastes. Given the size of the plot and the layout of the house, there is also clear potential—subject to the usual planning permissions—to extend or reconfigure the property, creating additional living space and further enhancing its long-term value.

CONSTRUCTION: Dating from 1950; brick elevations, with two storey bay with hanging tiles, under a tiled roof. Overall plot size 0.05 acres.

LOCAL AUTHORITIES: Hampshire County Council and Winchester City Council

PARKING: The property benefits from a garage located on a shared access driveway, and there is permit parking on Bereweke Avenue.

SERVICES: Mains gas, electricity and water and drainage are connected.

HEATING: Newly installed Worcester gas boiler for hot water and central heating

TENURE: Freehold

EPC: Band D; Council Tax Band: D

Broadband: (Source Ofcom): Ultrafast Broadband available: 1000 mbps download

Flood Risk (Source: Govt Environment Agency): Rivers and Seas and Surface Water Risks Very Low.

LOCATION:

Bereweke is a popular parish in Winchester within easy reach of the city centre and the mainline railway station with services to London Waterloo.

Just along the road from Beaufort Court there are local shops, such as a Spar, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants.

The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses, is within walking distance. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.



EDUCATION:

Schooling: The property falls within catchment for Weeke School, The Henry Beaufort 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.



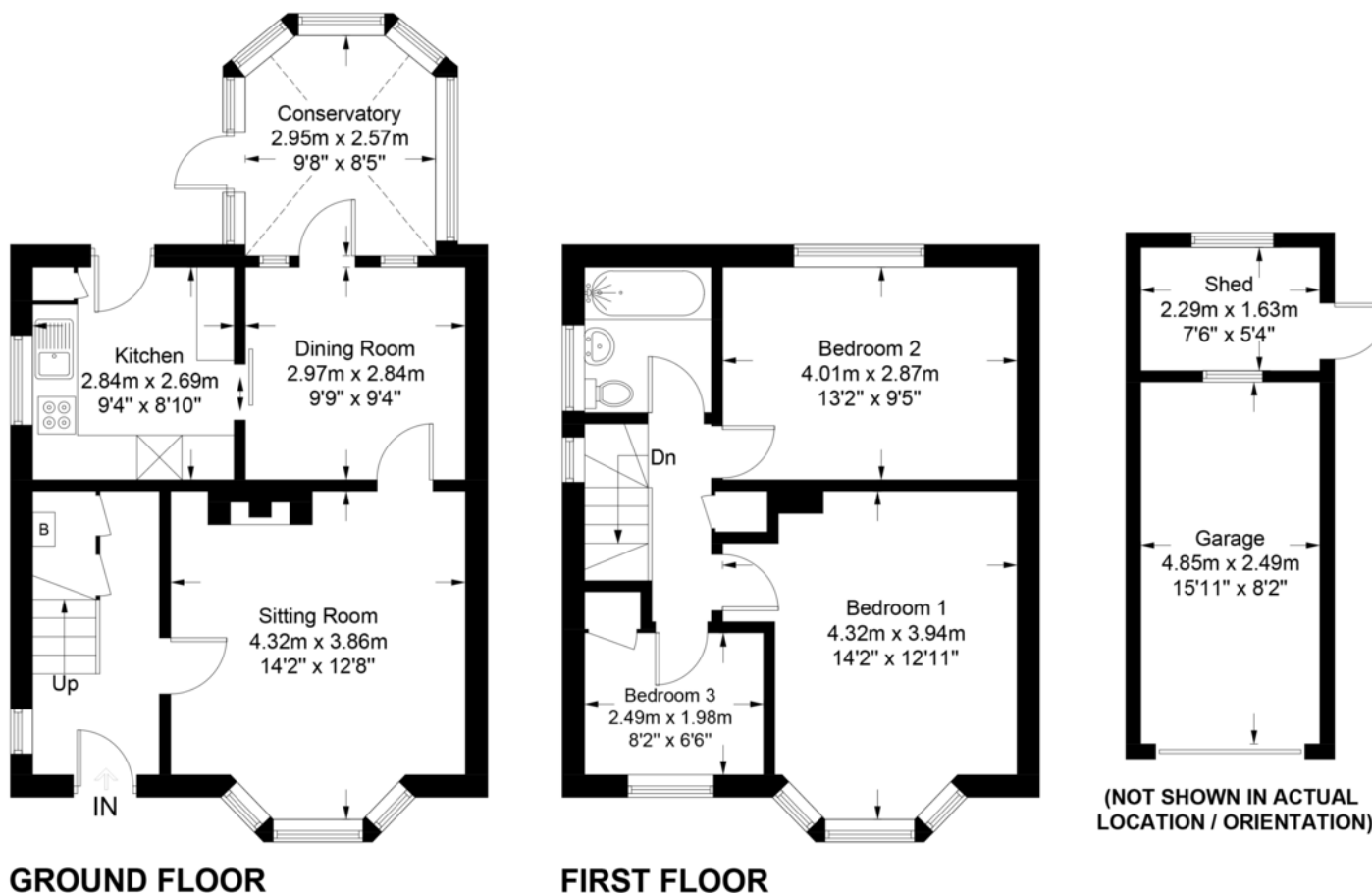
Outside: The property is well set back from the road by a wide grass verge. The westerly facing front garden is bound by a low wall and has been carefully planted with a variety of perennial shrubs and flowering plants and bulbs, surrounding a small lawn.



Access to the rear garden is via the shared drive and through a garden gate, and this larger space to the rear has clearly been a much loved garden, now in need of some rejuvenation, but still having some charming mature shrubs and roses as well as old vegetable plots with raspberries and rhubarb still to be seen, bordering the central lawn.



Approximate Gross Internal Area = 88.9 sq m / 957 sq ft
Shed / Garage = 16.0 sq m / 172 sq ft
Total = 104.9 sq m / 1129 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1291766)

MAC NKS

64 Parchment Street • • Winchester • SO23 8AT
T: 01962 843346 • E: winchester@martinco.com

01962 843346
<http://www.martinco.com>


MARTIN&CO

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.