



## Bar End Road, Winchester, Hampshire, SO23

\* Victorian Terraced House \* Two Double Bedrooms \* Kitchen \* Sitting Room \* Dining Room \* Family Bathroom \* Walking Distance to Winchester City Centre \* Permit Parking \* Allocated Off Road Parking to be applied for through Council \*

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## DESCRIPTION

This delightful period house offers much character and charm and has many period features including cornicing, fireplaces, sash windows and exposed wooden floors. The property is in a prime location, situated opposite playing fields and within a short walk of Winchester city centre and a few minutes walk from the lovely water meadows and from St Catherine's Hill.

The entrance hall leads to a cosy sitting room which has a fireplace and original floorboards. The dining room beyond boasts a large sash window looking out to the garden. The kitchen is well-appointed and bright, with Fired Earth tiled flooring and ample fitted units providing plenty of cupboard space. A door leads out to the garden.

On the first floor original floorboards are painted in muted tones. The master bedroom has built-in wardrobes and feature fireplace, and there is a second double bedroom and a good sized family bathroom with bath and shower over and a useful storage cupboard.

Outside to the rear of the house, the garden is stocked with a selection of plants, shrubs, flowers and a garden shed. There is rear gated access which leads to a private parking area where a space can be obtained via the council. There is also Permit Parking available nearby.

## LOCAL AUTHORITY

Winchester City Council

## COUNCIL TAX BAND

C

## SERVICES

Mains gas, electricity, water & drainage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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