



Laura Close, Compton
Winchester, Hampshire, SO21



Beyond your expectations

End of terrace 3 bedroom property with 2 parking spaces

Hamptons International

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Master bedroom with en-suite shower room | 2 further bedrooms | family bathroom | 16' converted loft room
| sitting room | kitchen/dining room

Guide Price £350,000 Freehold

Description

Tucked away in the corner of this cul-de-sac, this is a fantastic 3 bedroom end of terrace house with converted loft room, 2 off-street parking spaces and front and rear gardens. The house is a deceptive size with a lovely entrance hall, cloakroom, kitchen/dining room to the front and an L-shaped sitting / dining room to the rear with double doors opening onto the rear garden. The first floor offers a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The top floor has been converted to a loft room with built-in wardrobes and, subject to planning permission for a velux window, can be used as a bedroom. The property is in excellent condition and has been well-maintained.

Outside

The property is approached across the block paved double parking space and up the paved path with the rest of the garden laid to lawn. There is a wooden and tiled entrance porch. The rear garden has a decked area outside the dining room with steps up to a lawned area enclosed by a stone perimeter, shingle and panelled fencing. There is a shed and greenhouse at the bottom of the garden.

Location

21 Laura Close is tucked away at the end of the cul-de-sac with easy access to the village of Otterbourne (3.3 miles) and the city of Winchester (3.6 miles) with excellent shopping, restaurants and cultural venues. The station at Shawford (0.7 mile away) offers trains to

London (from just over an hour) and convenient station parking. There is easy access to the M3 for access to London and the South Coast. Southampton airport is 7.2 miles away with flights to many European destinations.

Additional Information

There is an estate management charge of approximately £290 a year.

Services: All mains services connected

local Authority: Winchester City Council




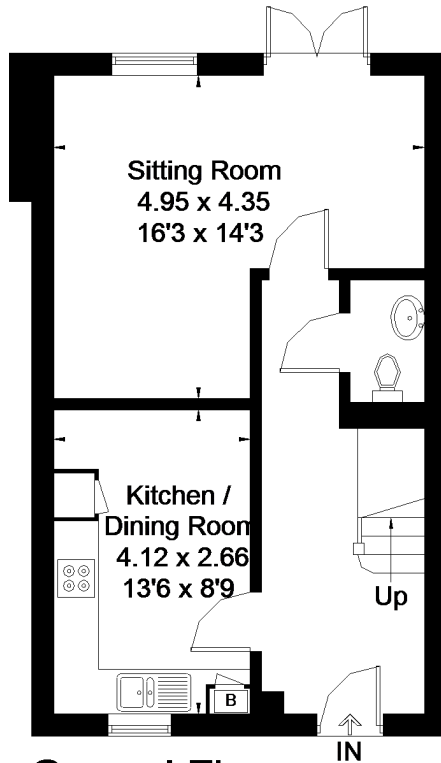
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Compton, Winchester

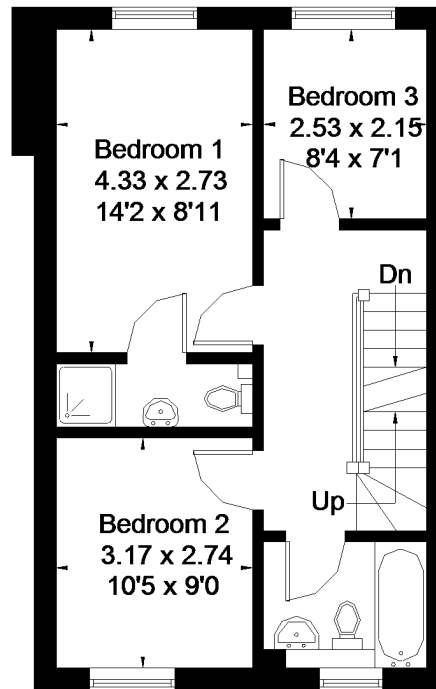
Approximate Gross Internal Area = 111 sq m / 1195 sq ft



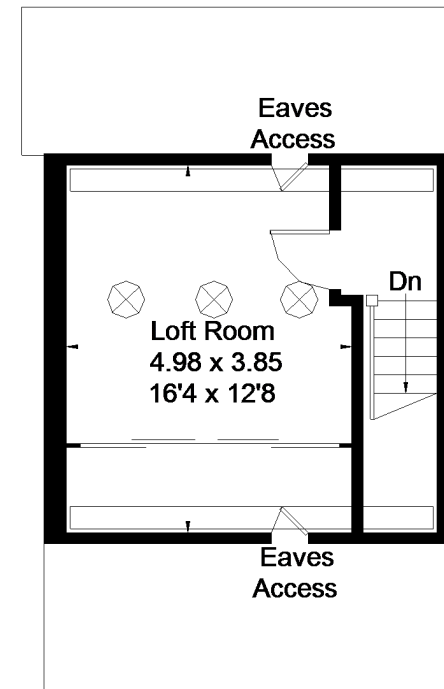
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 173774

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

