



Corner Cottage, 18 Meredun Close | £385,000
Hursley, Winchester, Hampshire, SO21 2JB

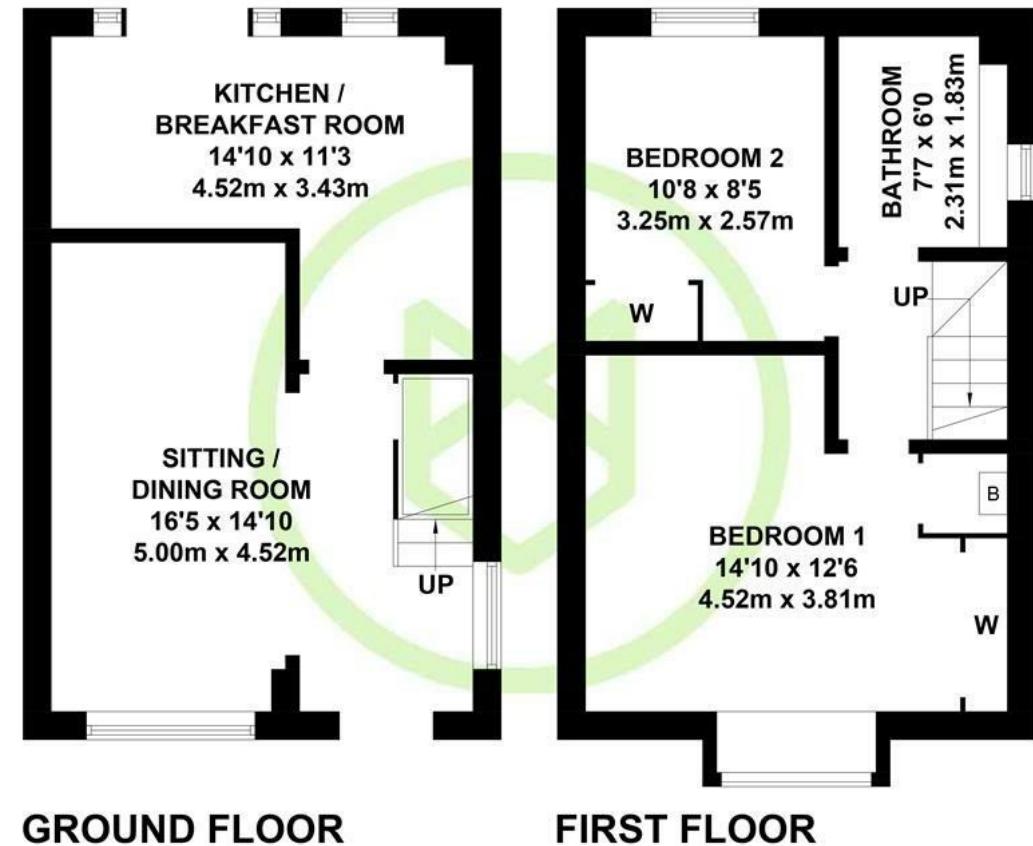
 **Henshaw Fox**



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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 352 SQ FT / 32.7 SQ M
 FIRST FLOOR = 349 SQ FT / 32.4 SQ M
 TOTAL = 701 SQ FT / 65.1 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1089428)

Summary

A beautifully presented house on a corner position, situated within this desirable close at the heart of this popular Winchester village of Hursley. The accommodation offers two bedrooms, modern bathroom, sitting/dining room, kitchen/breakfast room, south and westerly facing rear garden and driveway parking. Offered for sale with no forward chain.

Features

- A short walk to nearby local amenities, including village shop and well renowned public houses/restaurants
- Positioned on a corner plot within a quiet closed road
- South and westerly facing gardens
- Driveway parking
- Two bedrooms and bathroom
- Sitting/dining room and kitchen/breakfast room
- No forward chain

EPC Rating

Energy Efficiency Rating
 Current C
 Potential B

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Ground Floor

The front opens into the sitting/dining room, a spacious room with access to under stairs storage and a door leading to the kitchen. At the rear of the home is the kitchen/breakfast room, fitted with cupboards and drawers, a built in oven and hob with extractor canopy over, integrated fridge with freezer compartment, there is space for a washing machine, space for a table, chairs and doors open to the southerly facing rear garden.

First Floor

The landing provides access to the two bedrooms and the bathroom. Bedroom one is a large double room benefiting from built in wardrobes, access is also provided to the airing cupboard. Bedroom two is another double room, benefiting from fitted wardrobes. The bathroom is fitted with a modern white suite comprising WC, wash basin, bath with shower, fitted shower screen and heated towel rail.

Outside

The home sits on a generous corner plot and benefits from a pleasant southerly and westerly aspect. Paving adjoins the rear of the home, leading to a raised decked area and lawn area. There is a garden shed, outside tap and a gate providing access to the front of the home.

Parking

Driveway parking is located to the front of the home.

Location

Set within the delightful village of Hursley, only a short drive from the thriving city of Winchester. Hursley has a post office, butchers, sport facilities, the popular family pub, The Dolphin Inn and the gastro pub The King's Head offering fine dining. The historic city of Winchester offers many famous attractions and amenities. Communications are excellent with the M3, A34 and A303 within easy reach, providing access to London and the South Coast.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers position

No forward chain

Age

1980s

Tenure

Freehold

Heating

Gas central heating

Infant and Junior Schools

John Keble Ce Primary School

Secondary School

Kings' School

Council Tax

Band C - Winchester City Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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