



2  1  2 

Park Lane, Winchester

Guide price £430,000

BELVOIR!



INTRODUCTION

A modern and well-presented two double bedroom semi-detached home in an exclusive position in Abbots Worthy, situated close to amenities in Kings Worthy as well as being readily accessible to Winchester within a couple of miles. The property was built in 2010 to a high standard by a renowned local developer and benefits from having two parking spaces and an enclosed garden.

ACCOMMODATION

The ground floor comprises an entrance hall with direct access to the open plan kitchen/breakfast room which merges into the living room. There is also a ground floor WC and a spacious storage cupboard. The first floor provides two double bedrooms with an en-suite shower room to the rear bedroom and a bathroom to the front bedroom. Both bedrooms benefit from having fitted wardrobes.

OUTSIDE

The property is approached from the front via a shared driveway which serves all three of the properties in the courtyard. There is parking for two vehicles outside the front of the property. To the rear is an enclosed rear garden which is mainly laid to lawn and there is a small patio terrace adjoining the property. There is also a gate which provides access at the side of the property from the front to the garden.

LOCATION

The property is situated in Abbots Worthy, an exclusive small village which lies just two miles from Winchester as well as being easily accessible to open countryside. Winchester has a wealth of retail, leisure and shopping facilities together with an extensive range of high quality restaurants and coffee shops. A large Tesco superstore is at Winnall within 1.5 miles and the mainline railway station which provides fast links to London in around one hour.





TENURE Freehold

LOCAL AUTHORITY Winchester City Council

COUNCIL TAX Band D

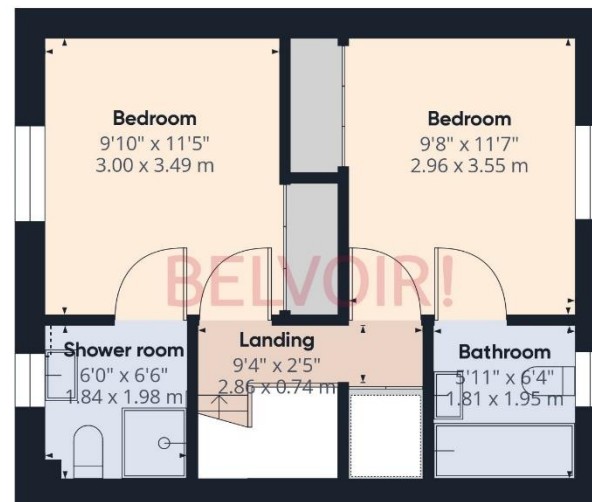
EPC C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1

Approximate total area⁽¹⁾

752.17 ft²

69.88 m²

Reduced headroom

0.31 ft²

0.03 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Contact us today to arrange a viewing...

www.belvoir.co.uk/offices/basingstoke

BELVOIR!

01256 830800