





Right Choice Estate Agents are delighted to offer to the market this three bedroom family home in the popular area of Winklebury. The ground floor offers an entrance hallway, w/c, re fitted kitchen, living/dining room and a lean to conservatory. The first floor benefits from three bedrooms (two of which are doubles) and a re fitted shower room with separate w/c. Additional features include a private rear garden and access to communal parking.

Important information: This property does not have a central heating system

Location: Winklebury is within walking distance of the Basingstoke Leisure Park offering a wide range of activities, such as swimming, ice skating, bowling, cinema and restaurants. The property is within walking distance of Winklebury primary school and less than 3 miles away from the Town Centre, Bus Station and mainline Train Station to London Waterloo providing plenty of options for public transport across Basingstoke and the country. Basingstoke's Town Centre houses the Festival Place Shopping Centre offering shops, restaurants, bars and many other leisure facilities.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band C

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents



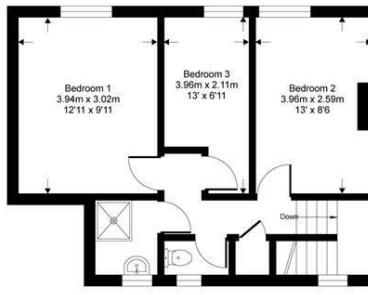




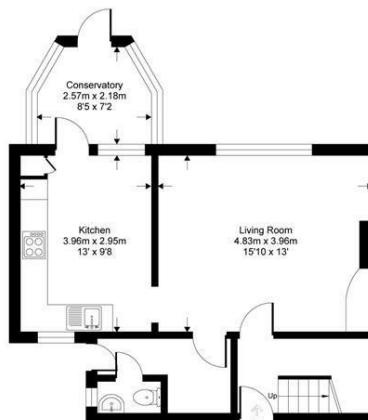
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient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

Laburnum Way

Approximate Gross Internal Area = 91.1 sq m / 981 sq ft



First Floor = 42.7 sqm / 460 sqft



Ground Floor = 48.4 sqm / 521 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.