



**Connells**

Glen Mobile Home Park  
Colden Common Winchester





## Property Description

Situated in the peaceful and sought-after Glen Mobile Home Park in Colden Common, this spacious three-bedroom double unit offers an ideal blend of comfort and tranquility.

The home features a welcoming spacious lounge, perfect for relaxing.

The well-equipped kitchen provides ample space for cooking, while the three generously sized bedrooms offer plenty of room for rest and relaxation.

Set on a large plot, this property boasts a beautiful wraparound garden, complete with a decking area for outdoor dining, lawn, and a sturdy brick shed for extra storage.

The private driveway to the rear provides convenient parking, adding to the practicality of this charming home.

With no onward chain, this property presents a unique opportunity to embrace the serene rural lifestyle, surrounded by nature, yet within easy reach of local amenities.

Perfect for those looking to enjoy the best of country living in a quiet, friendly community.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Storage cupboard.

## Lounge Diner

19' 8" not into bay x 12' 4" ( 5.99m not into bay x 3.76m )

Double glazed bay window to front aspect. Double glazed window to side aspect. Door to front aspect. Electric fireplace. Two radiators. TV port.

## Kitchen

10' 9" x 9' 7" ( 3.28m x 2.92m )  
Double glazed window to side aspect. Fitted kitchen with wall and base units. Gas hob. Space for appliances.

## Bedroom 1

10' 5" max x 9' 7" ( 3.17m max x 2.92m )  
Double glazed window to side aspect.  
Radiator.

## Bedroom 2

9' 7" max x 7' 9" ( 2.92m max x 2.36m )  
Double glazed window to rear aspect.  
Radiator.

## Bedroom 3

6' 4" max x 6' 1" ( 1.93m max x 1.85m )  
Double glazed window to side aspect.  
Radiator.

## Bathroom

Double glazed window to side. Wet room.  
WC. Wash hand basin. Electric shower.  
Radiator. Boiler. Extractor fan.

## Outside

Large plot with the boundary down to ditch  
and wrap around. Decking area. Lawn area.  
Brick shed.  
Driveway. Steps to front and side door.

## Outbuilding

8' 4" max x 6' 5" ( 2.54m max x 1.96m )  
Brick built shed with electrics. Great for  
storage. Housing meters.

## Agent Note

There are a number of obligations on both  
sellers and buyers when completing the  
process for purchasing a park home and we  
recommend using a solicitor. Sites often have  
requirements specific to the purchase of a  
property and to 'the site' in general, which  
could include paying the site owners  
commission. Intending purchasers should  
satisfy themselves about any such  
requirements including any specific  
restrictions on occupancy or residential use of  
the home







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/EGH308575](http://connells.co.uk/Property/EGH308575)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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