



Connells

Dovecote Cottages Pigeonhouse Yard
Sutton Scotney Winchester

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for sale guide price
£170,000



Property Description

Situated in the charming village of Sutton Scotney, this well-presented first-floor apartment offers comfortable living with excellent transport links.

The property features a spacious lounge/diner, a fitted kitchen with an integral oven, a generous double bedroom, and a bathroom.

Externally, residents benefit from an allocated parking space and a well-maintained communal garden to the front.

With fantastic travel links and just a short 16-minute drive to Winchester city centre, this home is ideal for first-time buyers, professionals, or investors looking for a well-connected location with a village feel.

Entrance Hall

Built in cupboard housing water tank. Additional cupboard. Loft access.

Lounge Diner

17' 2" max x 13' 7" max (5.23m max x 4.14m max)

Double glazed window to rear access. Radiator. TV & telephone port.

Kitchen

10' 2" x 6' 1" (3.10m x 1.85m)

Double glazed window to rear aspect. Fitted kitchen with wall and base units. Fitted electric hob and oven with extractor hood. Space for fridge freezer and washing machine. Stainless steel sink and drainer set into worktop. Radiator. boiler on wall in cupboard.



Bedroom

13' 7" max x 9' 6" max (4.14m max x 2.90m max)
Double glazed bay window to front aspect.
Radiator. TV & telephone port.

Bathroom

Shower over bath. Wash hand basin. Toilet.
Radiator. Part tiled. Extractor fan.

Outside

Communal garden to front. Allocated parking.





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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/EGH308724

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Aug 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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Property Ref: EGH308724 - 0002