



Connells

Avondale Park
Colden Common Winchester

Avondale Park Colden Common Winchester SO21 1TG

for sale
£140,000



Property Description

Nestled within the sought-after Avondale Park, this delightful one-bedroom park home offers a peaceful retreat in a well-connected rural setting.

Lovingly maintained and owned from new, the property has been recently repainted and is presented in excellent condition throughout.

The accommodation comprises a spacious lounge, a modern fitted kitchen, a generous double bedroom with built-in wardrobes, and a contemporary bathroom featuring a walk-in shower.

Outside, the home enjoys its own driveway providing off-road parking, along with a charming rear garden that offers a tranquil space to relax.

A brick-built outbuilding further enhances the property, complete with power, lighting, and plumbing - perfect as a utility area or for additional storage.

Set within a quiet and friendly community, this home provides the best of both worlds: a peaceful rural environment with an excellent range of local amenities close by.

Entrance Hall

Radiator.

Lounge

11' 9" x 11' 4" (3.58m x 3.45m)

Double glazed bay window to front aspect. Double glazed window to side aspect. Door to garden. Radiator. TV point.

Kitchen

8' 8" x 11' 4" (2.64m x 3.45m)

Double glazed window to side x2. Modern fitted kitchen with wall and base units. Space for fridge freezer and gas cooker. Extractor fan. Spotlights. Boiler (2021 and serviced yearly)



Bedroom

11' 4" x 9' 1" (3.45m x 2.77m)

Double glazed window to rear aspect. Built in wardrobes x2 and dressing table. Radiator. TV point.

Bathroom

Double glazed window to side aspect. Toilet. Vanity sink. Walk in shower. Storage cupboard. Extractor fan. Fully tiled.

Outside

To the front. Driveway. Shingle front garden. Plant borders.

To the rear. Indian pave stone patio. Shingle area. Lawn. Bin store.

Outbuiding

7' 7" x 7' 3" (2.31m x 2.21m)

Brick shed. Space for washing machine and tumble dryer.

Special Features

New radiators. New soffits and fascia. Repainted 2024. Bought brand new 2012.

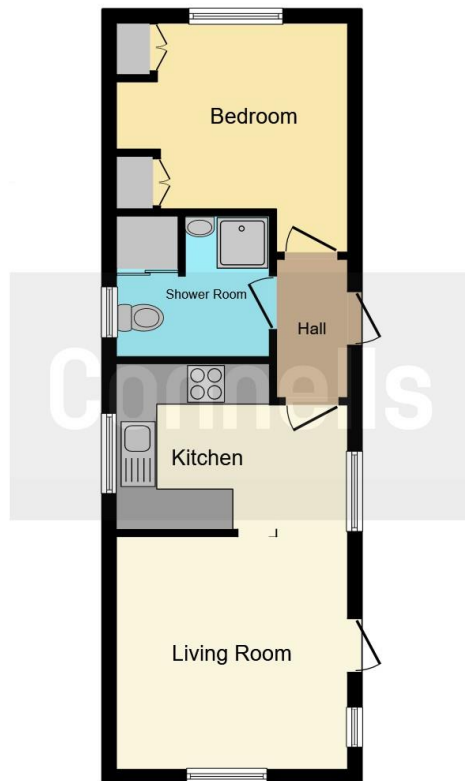
Agent Notes

Current Pitch Fee - £278.49 per month.

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase 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.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)





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

T 02380 618 343
E eastleigh@connells.co.uk

19 Market Street
 EASTLEIGH SO50 5RH

EPC Rating: Council Tax
 Exempt Band: A

view this property online connells.co.uk/Property/EGH309261

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EGH309261 - 0002