



**Connells**

Hillside  
Littleton Winchester



## Property Description

Connells are pleased to offer for sale this two double bedroom park home located within Winchester.

Internally this property benefits from a modern open plan living space with dual aspect windows, giving a light and airy feel. The lounge features a bay window and door to the rear garden, The kitchen benefits from an integrated oven plus space for an under counter fridge and a dishwasher. Both bedrooms are good size double rooms with windows to the side aspect. The bathroom features another bay window, electric shower, bath, hand wash basin and a WC.

Externally the current vendors have really made a feature of the garden with beautiful landscaping featuring; BBQ area, patio area, fruit trees and a shed/utility.

This property comes with allocated parking.

### \*\*Additional Information:\*\*

Flowerdown Park offers a peaceful and tranquil setting suitable for residents of all ages. Pets are limited to 2 cats per home, ensuring a harmonious living environment.

\*Viewing of this property is highly encouraged to appreciate its full potential.\*

### 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).

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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.

## Location

Flowerdown Park is situated in the charming hamlet of Littleton, just 3 miles north of Winchester. Residents can enjoy easy access to various amenities including a church, restaurant, sports clubs, village hall, and post office. The park is surrounded by picturesque countryside, yet remains conveniently connected to Winchester's excellent transport links, including the main London-Waterloo/Southampton-Weymouth train line and the M3/M27 motorways.

## Lounge

14' 8" x 11' 2" ( 4.47m x 3.40m )

The spacious lounge boasts a modern finish with dual aspect double glazed windows, providing ample natural light and a welcoming ambiance. Featuring wood laminate flooring, this room also includes television and telephone points for added convenience.

## Kitchen

10' 7" x 7' 4" ( 3.23m x 2.24m )

The open plan kitchen is equipped with fitted wall, base, and drawer units, complemented by wood effect work surfaces. With integrated appliances including an electric oven, induction hob, and extractor fan, as well as space for an under counter fridge and dishwasher, this kitchen is both functional and stylish.

## Bedroom One

9' 6" x 8' 4" ( 2.90m x 2.54m )

A generously sized double bedroom with a double glazed window offering views to the front aspect. The floor is laid with comfortable carpeting, enhancing the cozy atmosphere.

## Bedroom Two

8' 4" x 9' 6" ( 2.54m x 2.90m )

Another spacious double bedroom featuring a double glazed window overlooking the rear aspect, with wood laminate flooring adding a touch of modernity.

## Bathroom

The bathroom is complete with a bath, hand wash basin, and WC, complemented by a double glazed window providing natural light and ventilation.

## Outside

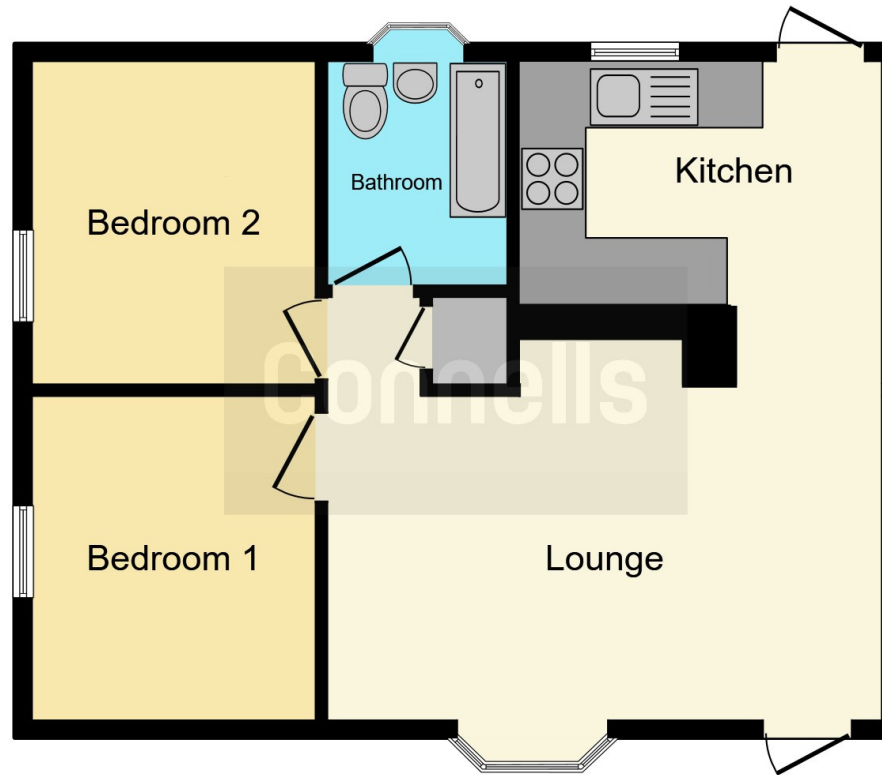
### Garden

The property benefits from a beautifully landscaped wrap-around garden, showcasing mature shrubs and borders. The rear garden features a well-presented patio area, perfect for outdoor dining and relaxation. Additionally, there is a BBQ area and an outbuilding serving as utility space, offering ample room for appliances.









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)

To view this property please contact Connells on

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**EPC Rating: Exempt**

Tenure:

**view this property online [connells.co.uk/Property/ROM306345](http://connells.co.uk/Property/ROM306345)**

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.



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.

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