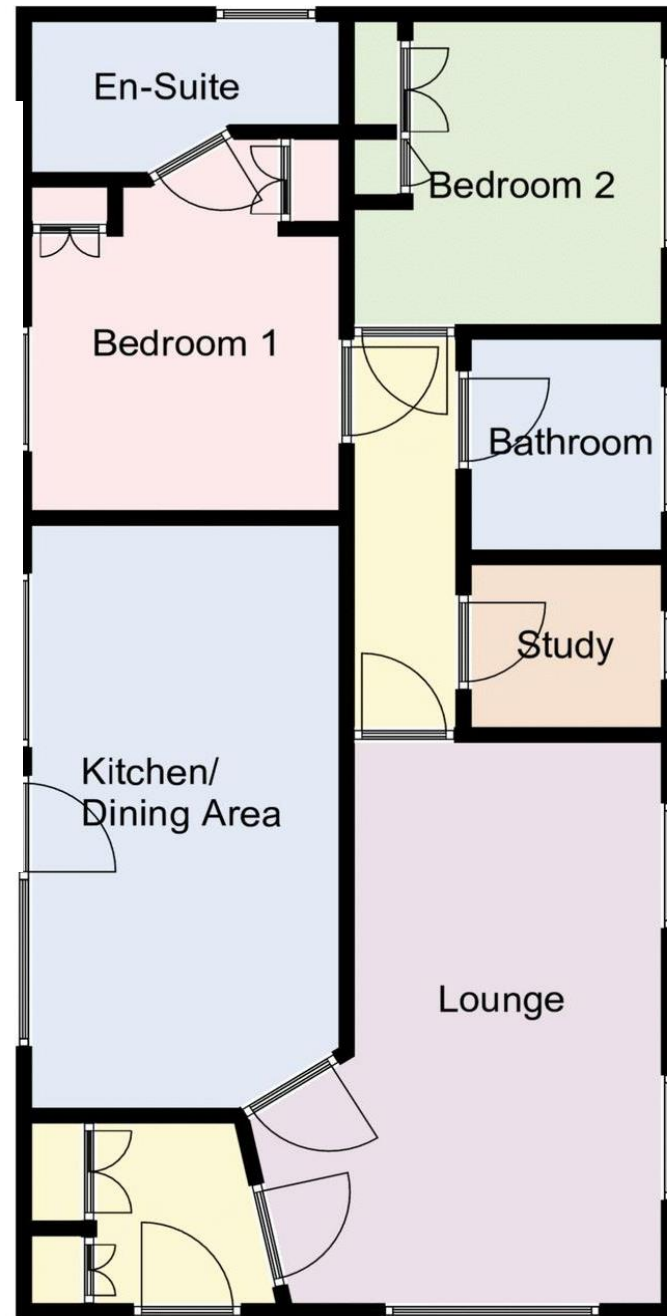


Property Reference:- F2025

Floor Plans (For illustrative purposes and not drawn exactly to scale)

**Nota Bene**

Council Tax Band: - Winchester City Council. Tax Band A  
Tenure: - Residential Licence> Maintenance £200per month  
Property Type: - Park Home  
Electricity Supply: - Mains  
Gas Supply: - Regularly replenished Site container  
Water Supply: - Mains  
Sewerage: - Mains with Site Septic Tank  
Heating: - Central Heating  
Broadband - Currently supplied by BT. Average available download speed for this Postcode of 1000MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>  
Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>  
Parking: Driveway  
Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?  
Fenwicks Estate Agents has further information as provided by current vendor



£270,000

73 Wickham Court, North Boarhunt, PO17 6JS



- Omar Regency 40 x 20
- Two Double Bedrooms
- Bathroom
- Principle Bedroom with En-Suite Facility
- Over 45's Only in Secure Gated Community
- Indoor and Outdoor Swimming Pools, Gym, Club House
- Parking
- Garden



**The Accommodation comprises:-**

Front door with obscured double glazed panel inset into:-

**Entrance Hall:-**  
5' 9" x 5' 2" (1.75m x 1.57m)

Cloaks hanging cupboard, further cupboard with central heating boiler.

**Lounge:-**  
17' 5" x 12' 5" (5.30m x 3.78m)

Double glazed Georgian-style windows to front and side elevations, radiator, fireplace with modern gas fire inset with raised hearth, coving to ceiling.



**Kitchen/Diner:-**  
18' 1" x 9' (5.51m x 2.74m)

Double glazed windows and door giving access to front and rear, range of base and eye level units with work surfaces with tiled surround with underlighting to wall units, single drainer stainless steel sink unit with mixer tap, gas hob with concealed extractor, split-level oven and grill, integrated fridge/freezer, integrated washing machine, dishwasher, radiator in dining area, coving to ceiling, smoke detector.



**Inner Hallway:-**

Coving to ceiling, smoke detector.

**Bedroom 1:-**  
10' 2" x 9' 1" (3.10m x 2.77m) Maximum Measurements

Double glazed window, radiator, wardrobe units.



**En-Suite Shower Room:-**  
9' 2" x 4' 7" (2.79m x 1.40m) Maximum Measurements

Obscured double glazed window, close-coupled wc, wash hand basin with mixer tap inset vanity unit, corner shower cubicle, coving to ceiling, wall-mounted extractor, lighting inset, radiator.



**Bedroom 2:-**  
9' 4" x 9' 2" (2.84m x 2.79m)

Double glazed window, radiator, coving to ceiling, fitted wardrobe units.



**Bathroom:-**  
6' 6" x 5' (1.98m x 1.52m)

Obscured double glazed window, panelled bath with mixer tap and hand shower attachment, close-coupled WC, wash hand basin with mixer tap, tiled surround, partly tiled, coving to ceiling with extractor inset.



**Study:-**  
5' 10" x 5' (1.78m x 1.52m)

Double glazed window, radiator, coving to ceiling.

**Outside:-**

Enjoying a cul-de-sac location, driveway, lawns to the front, block-paved pathway to the side with brick-wall, shingled area, terrace for sitting, socialising and entertaining purposes, lawns, continuation of block-paving. To the rear is a further terrace.

