

NO ONWARD CHAIN. Spacious two double bedroom modern park home for over 45's with ensuite facility, modern kitchen and bathroom, driveway for parking, excellent communal facilities including indoor and outdoor swimming pools / clubhouse / gym / Jacuzzi.

The Accommodation Comprises:-

Front door with obscured double glazed panel inset with matching panels to side into entrance area.

Kitchen/Dining Room:- 19' 4" x 16' (5.89m x 4.87m)

Double glazed windows to front and rear elevations, double glazed door giving access to rear, range of base and eye level units with work surfaces, one and a half bowl sink unit with mixer tap, fridge/freezer, dishwasher, breakfast bar, oven, integrated washing machine, grill, hob and extractor hood over, gas central heating boiler enclosed within wall unit. Dining area with radiator and space for table and chairs, double opening doors into:

Lounge:- 19' 4" x 11' 10" (5.89m x 3.60m)

Double glazed windows to front and side elevations, flat ceiling inset spot lighting, radiator, fireplace.

Bedroom 1:- 9' 10" x 9' 5" (2.99m x 2.87m)

Double glazed windows to front elevation, radiator, fitted bedroom furniture, dressing area with fitted wardrobes, fitted dressing table, door into:

Ensuite Shower Room:- 6' 5" x 5' 7" (1.95m x 1.70m)

Obscured double glazed window to front elevation, chrome heated towel rail, radiator, extractor fan, tiled, shower cubicle, close coupled W.C. wash hand basin, inset vanity unit, mirror.

Bedroom 2:- 10' 9" x 9' 5" (3.27m x 2.87m) Maximum Measurements
Double glazed window to rear elevation, fitted bedroom furniture including wardrobe, bedside cabinets over-bed recess, dressing table.

Bathroom:- 10' 2" x 9' 4" (3.10m x 2.84m) Maximum Measurements
Window to rear elevation, ceiling inset spot lighting, raised Jacuzzi bath, closed coupled W.C. with concealed cistern, wash hand basin inset vanity unit, radiator, mirror, chrome heated towel rail, wall fitted television.

Outside:-

Steps to the front, leading to front door, off road parking, driveway to the side, for off road parking, laurel hedging. Rear garden is enclosed and laid to astroturf, garden shed, outside light and power.

Wickham Court:-

Wickham Court epitomises Park Life Style with excellent recreational facilities to enjoy within its fabulous 11 acre setting, including indoor and outdoor swimming pools, gymnasium, jacuzzi and club house. This property is leasehold.

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Council Tax Band: - Winchester City Council. Tax Band A
Tenure: - Residential Licence> Maintenance £238 per month
Property Type: - Park Home
Electricity Supply: - Mains
Gas Supply: - Regularly replenished 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





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DRAFT DETAILS

£285,000
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