

Well presented Park home with double bedroom plus 2nd bedroom/study, living room with kitchen, parking and garden. Wickham Court has indoor and outdoor swimming pools, club house and is a secure gated development.

**The Accommodation Comprises:-**  
Front door with obscured double glazed panel inset into:

**Entrance Area:-**  
Coving to textured ceiling, smoke detector.

**Living Room and Kitchen:-** 17' 4" x 11' 2" (5.28m x 3.40m)  
Double glazed windows to front, rear and side elevations, coving to textured ceiling, radiator, kitchen with range of base and eye level units with work surfaces, one and a half bowl sink unit with mixer tap, oven, grill, hob and extractor hood over, fridge and freezer. Plumbing for washing machine, double glazed French doors giving access to front decking.

**Bedroom 1:-** 9' 2" x 8' 5" (2.79m x 2.56m)  
Double glazed windows to front elevation, coving to textured ceiling, radiator, built in wardrobe units.

**Bedroom 2 / Study:-** 7' 9" x 6' 2" (2.36m x 1.88m)  
Double glazed window to rear elevation, coving to textured ceiling inset spot lighting, wardrobe cupboard, radiator.

**Bathroom:-** 7' 9" x 5' 9" (2.36m x 1.75m)  
Obscured double glazed window to rear elevation, textured ceiling inset spot lighting, white suite comprising: close coupled W.C., pedestal wash hand basin, panelled bath with shower over, shower screen, towel rail, tiled, extractor fan.

**Outside:-**  
Decking to the front, driveway for parking, garden laid mainly to lawn with patio area, laurel hedging and shrubs, garden shed.

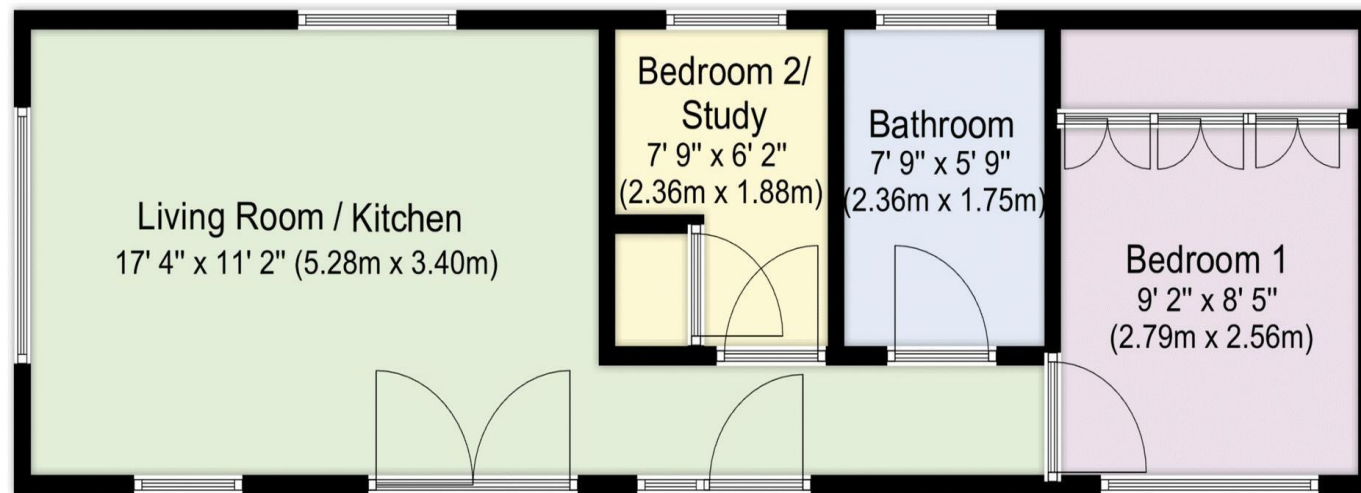
**Wickham Court:-**  
Wickham Court epitomises Park Life Style with excellent recreational facilities to enjoy within its fabulous 11 acre setting, including indoor and outdoor swimming pools, gymnasium, jacuzzi and club house. This property is leasehold.

**Nota Bene**  
Council Tax Band: - Winchester City Council. Tax Band A  
Tenure: - Residential Licence> Maintenance £218 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 - 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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£160,000

\*DRAFT DETAILS\*

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