

**NO ONWARD CHAIN.** Spacious two bedroom park home with ensuite and dressing room, spacious lounge/dining room and driveway. Wickham Court has indoor and outdoor swimming pools, club house and is a secure gated development.

- Two Bedrooms
- Bedroom 1 with Ensuite Facility and Dressing Area
- Lounge/Dining Room
- Fitted Kitchen
- Bathroom
- Driveway for Off Road Parking
- Gas Heating
- Fully Double Glazed
- Secure Gated Development For over 45's with use of Indoor and Outdoor Swimming Pools, Gym, Jacuzzi, Club House
- No Onward Chain

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

**Entrance Area:-**  
Cloak hanging space, smoke detector.

**Lounge/Dining Room:-** 19' 10" x 18' 10" (6.04m x 5.74m)  
Double glazed windows to side and front elevations, coving to ceiling, radiators, wall mounted electric fireplace.

**Kitchen:-** 11' 5" x 9' 3" (3.48m x 2.82m)  
Double glazed window to rear elevation, coving to textured ceiling, carbon monoxide alarm, range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit with mixer tap, integrated oven, hob and extractor hood over, dishwasher, fridge and freezer, washing machine, door into airing cupboard with gas central heating boiler, radiator.

**Bedroom 1:-** 9' 4" x 8' 3" (2.84m x 2.51m)  
Double glazed window to front elevation, radiator, coving to textured ceiling, dressing area with fitted wardrobe and dressing table, door to:

**Ensuite Shower Room:-** 6' 1" x 5' 1" (1.85m x 1.55m)  
Obscured double glazed window to rear elevation, coving to textured ceiling inset spot lighting, close coupled WC, wash hand basin, shower cubicle, mirror, radiator.

**Bedroom 2:-** 9' 1" x 8' 4" (2.77m x 2.54m)  
Double glazed window to rear elevation, radiator, coving to ceiling, fitted wardrobe.

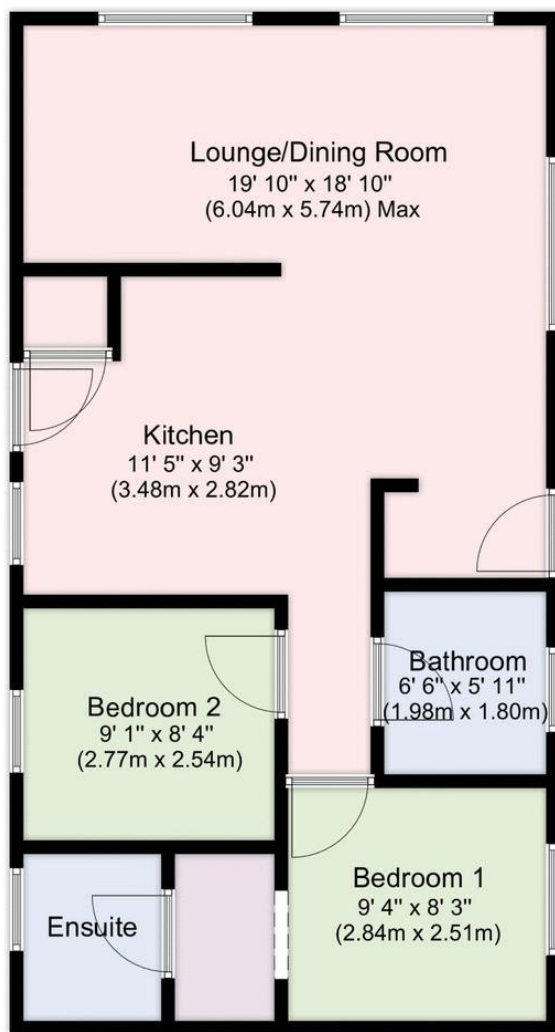
**Bathroom:-** 6' 6" x 5' 11" (1.98m x 1.80m)  
Obscured double glazed window to front elevation, coving to textured ceiling, radiator, close coupled WC, pedestal wash hand basin, mirror front sliding doors giving access to bath which is currently concealed with shelving.

**Outside:-**  
Block paid driveway for parking, pathway to side leads to the rear garden shed, external power and light, patio area to the rear of the park home.

**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 £213 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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£240,000

\*DRAFT DETAILS\*

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