

Well presented two double bedroom park home (40x20) with ensuite facility, delightful gardens and excellent communal facilities including indoor and outdoor swimming pools/clubhouse/gym/Jacuzzi.

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Door to cupboard with cloak hanging space with shelves, additional cupboard with shelves, access to loft, radiator, door into:

Lounge/Dining Room:- 19' 4" x 16' 5" (5.89m x 5.00m) Maximum Measurements
Double glazed windows to side and front elevations, radiators. door into:

Kitchen:- 14' 3" x 9' 2" (4.34m x 2.79m)
Double glazed door giving access to rear garden, double glazed window, range of base and eye level units with work surfaces, single bowl stainless steel sink unit, fridge and freezer, dishwasher, oven, hob with extractor hood over, gas central heating boiler concealed within wall unit.

Bedroom 1:- 11' 6" x 9' 4" (3.50m x 2.84m)
Double glazed window to rear elevation, radiator, fitted wardrobes, door into:

Ensuite Shower Room:- 7' 6" x 4' 7" (2.28m x 1.40m)
Obscured double glazed window to rear elevation, radiator, flat ceiling inset spot lighting, extractor fan, shower cubicle, close coupled W.C., wash hand basin inset vanity unit.

Bedroom 2:- 9' 6" x 8' 6" Plus Recess (2.89m x 2.59m)
Double glazed window to front elevation, radiator, built-in wardrobe.

Bathroom:- 6' 8" x 5' 11" (2.03m x 1.80m)
Obscured double glazed windows to front elevation, coving to flat ceiling inset spot lighting, close coupled W.C. wash hand basin inset vanity unit, panelled bath, radiator, extractor fan.

Outside:-
Double length block paved driveway for parking, further block paved area extending to the side, range of shrubs and flowers to the borders. garden shed, laurel hedging, outside power and light, 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.

Nota Bene
Council Tax Band: - Winchester City Council. Tax Band A
Tenure: - Residential Licence> Maintenance: Approx. £217 per 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





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£260,000

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DRAFT DETAILS

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