

This 42' x 20' well presented Modern Park Home has an ensuite facility, two reception rooms, fitted kitchen and benefits from Wickham Courts' leisure facilities including pools, club house and sauna.

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Storage cupboard, radiator, access to boarded loft with ladder and light, door into:

Dining Room:- 9' 7" x 8' 4" (2.92m x 2.54m)
Double glazed French doors to side, radiator, double opening doors into:

Lounge:- 19' 3" x 10' 3" (5.86m x 3.12m)
Double glazed windows to side and front elevations, radiators, electric fire.

Kitchen:- 11' 7" x 9' 2" (3.53m x 2.79m)
Double glazed window and door to rear, flat ceiling with spot lighting inset, range of base and eye level units with one and a half bowl sink unit, drink cooler, fridge and freezer, dishwasher, washing machine, double oven and grill, hob with extractor, microwave, Gas Central Heating boiler concealed within wall unit.

Bedroom 1:- 11' 2" x 9' 7" (3.40m x 2.92m) Maximum Measurements
Double glazed window to side elevation, radiator, door into:

Dressing Room:- 10' 4" x 3' 10" (3.15m x 1.17m), L-Shaped
Dressing table, shelves and storage unit, door into:

Ensuite Shower Room:- 6' 2" x 5' 3" (1.88m x 1.60m)
Obscured double glazed window to rear elevation, partially tiled, close coupled WC, shower cubicle, wash hand basin, chrome heated towel rail, light and shaver socket.

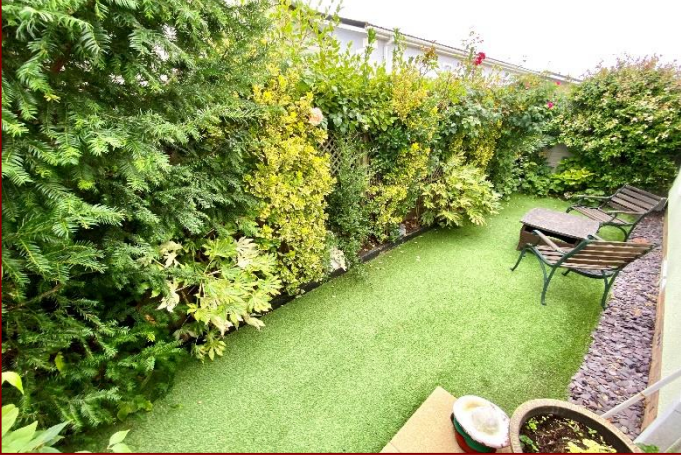
Bedroom 2:- 9' 2" x 8' 1" (2.79m x 2.46m)
Double glazed window to side elevation, radiator, built-in bedroom furniture.

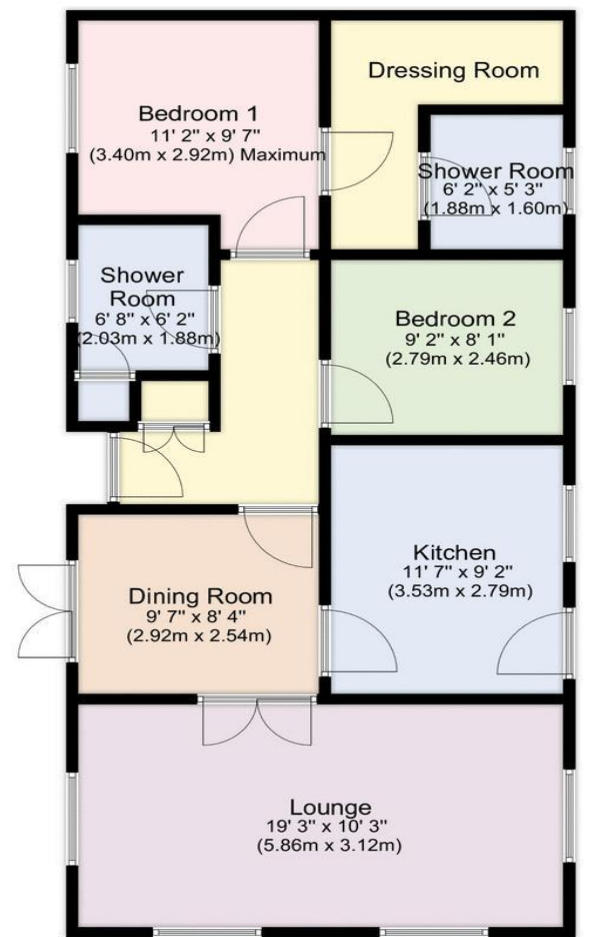
Shower Room:- 6' 8" x 6' 2" (2.03m x 1.88m)
Obscured double glazed window to side elevation, partly tiled, chrome heated towel rail, close coupled WC, wash hand-basin, cupboard with shelves and radiator.

Outside:-
Driveway for parking with additional parking space, patio areas with range of shrubs and flowers, secluded garden area laid to astro-turf and bordered by hedging.

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.

Material Information
Council Tax Band: - Winchester City Council. Tax Band A
Tenure: - Residential Licence Maintenance: Approx. £2,616 per annum
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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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£255,000

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