

Spacious three bedroom park home in Wickham Court with its swimming pools, gym and club house. This delightful Park Home benefits from a driveway for parking approximately three vehicles, generously proportioned garden, ensuite shower room and dressing room to principal bedroom.

The Accommodation Comprises:-

Front door into:

Entrance Hall:- 6' 6" x 5' 5" (1.98m x 1.65m)

Door into:

Lounge/Dining Room:- 19' 4" x 17' (5.89m x 5.18m) Maximum Measurements

Double glazed windows to side and rear elevations, double opening doors to front and door to side giving access to decking, radiators, electric fireplace.

Kitchen:- 11' 1" x 9' 5" (3.38m x 2.87m)

Double glazed window to side, base and eye level units, sink unit, microwave, double oven, hob with extractor hood, dishwasher, fridge freezer.

Bedroom 1:- 10' 3" x 9' 5" (3.12m x 2.87m) Maximum

Double glazed window, radiator, bedside cabinets.

Dressing Room:- 5' 3" x 4' 8" (1.60m x 1.42m)

Double glazed window, dressing table, wardrobes.

Ensuite Shower Room:- 6' 5" x 5' 3" (1.95m x 1.60m)

Double glazed window, chrome heated towel rail, close coupled WC, wash hand basin, shower cubicle.

Bedroom 2:- 9' 9" x 9' 6" (2.97m x 2.89m) Maximum

Double glazed window, radiator, fitted wardrobes, bedside cabinets, dressing table.

Bedroom 3:- 9' 5" x 8' 5" (2.87m x 2.56m) Maximum

Double glazed window to side, radiator, double opening doors to cupboard.

Bathroom:- 6' 5" x 5' 6" (1.95m x 1.68m)

Obscured double glazed window, bath, wash hand basin, WC, chrome heated towel rail, extractor fan.

Outside:-

Driveway for parking, gardens laid to lawn to the side and rear, raised decking.

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 £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

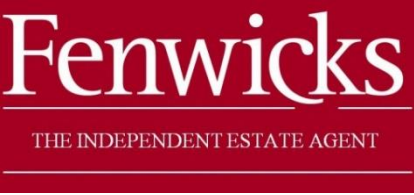
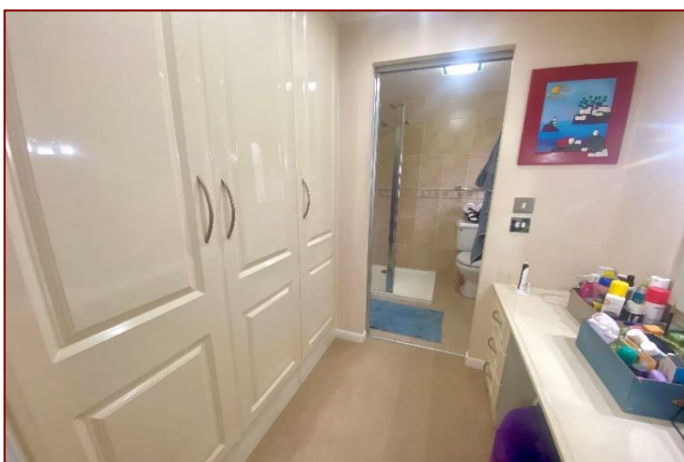
Broadband - Available download speed for this Postcode of 1000MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>

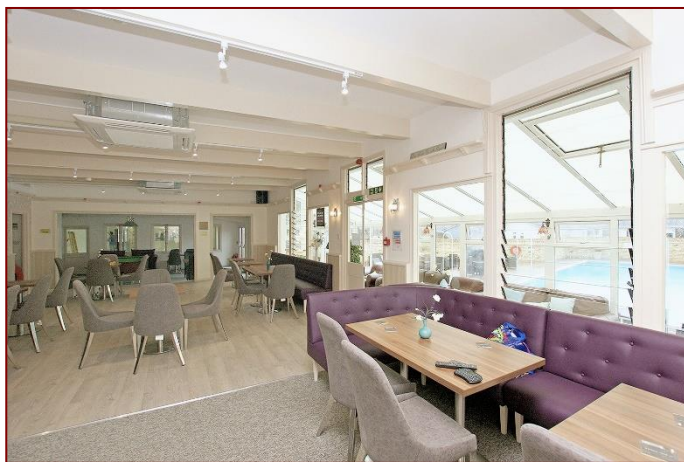
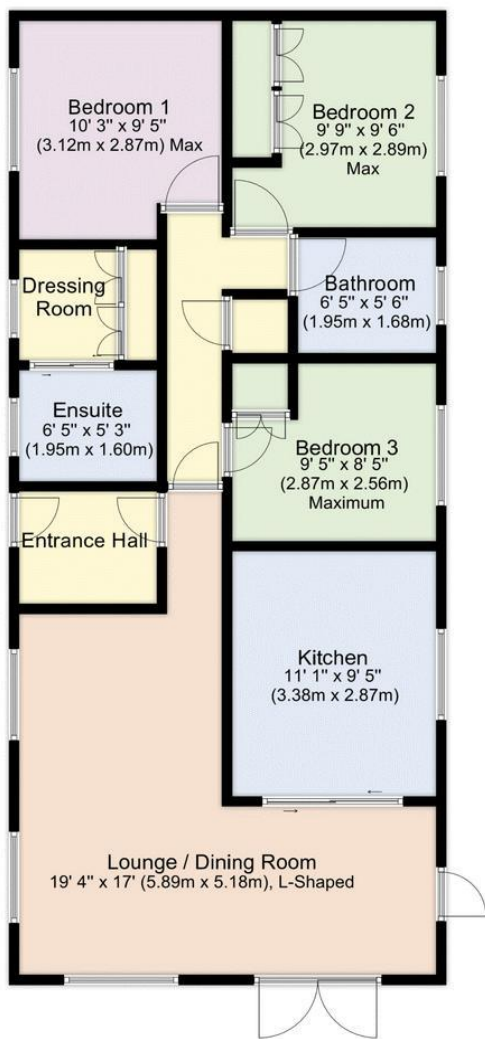
Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>

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





Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£255,000

2 The Glade, Wickham Court, North Boarhunt, PO17 6AF

DRAFT DETAILS

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT