GRAHAM & Co

01962 462460
property@grahamco.uk
www.grahamco.co.uk







1 Kiln Green, Colden Common, Winchester, SO21 1UE
Asking Price £365,000



1 Kiln Green, Colden Common Winchester, Asking Price £365,000

PROPERTY DESCRIPTION BY Mr Guy Sommerville

Enjoying an attractive setting within the sought-after village of Colden Common, this detached two-bedroom bungalow offers generous living accommodation, established gardens and a wonderful opportunity to create a home to suit your own tastes. Offered with no onward chain, the property would benefit from modernisation, with its spacious rooms providing an excellent starting point.

Approached through a lawned front garden, the entrance porch opens into a particularly spacious sitting room. Windows to the front and side bring plenty of natural light into the room, while a brick fireplace with a gas fire provides a central focal point. There is ample space for comfortable seating, making this an inviting room for relaxing or spending time with family and friends.

To the rear, the separate dining room enjoys windows on three sides and a lovely outlook over the garden, with a door opening directly outside. This versatile space would work equally well as a second sitting room or somewhere to enjoy a morning coffee overlooking the greenery.







The kitchen is fitted with a range of wall and base units, complemented by work surfaces and space for appliances. A rear-facing window overlooks the garden, while a side door leads into a useful lean-to.

An inner hallway serves the two double bedrooms, both of which benefit from built-in wardrobes. The principal bedroom overlooks the rear garden, while the second bedroom is positioned at the front. A shower room completes the accommodation.

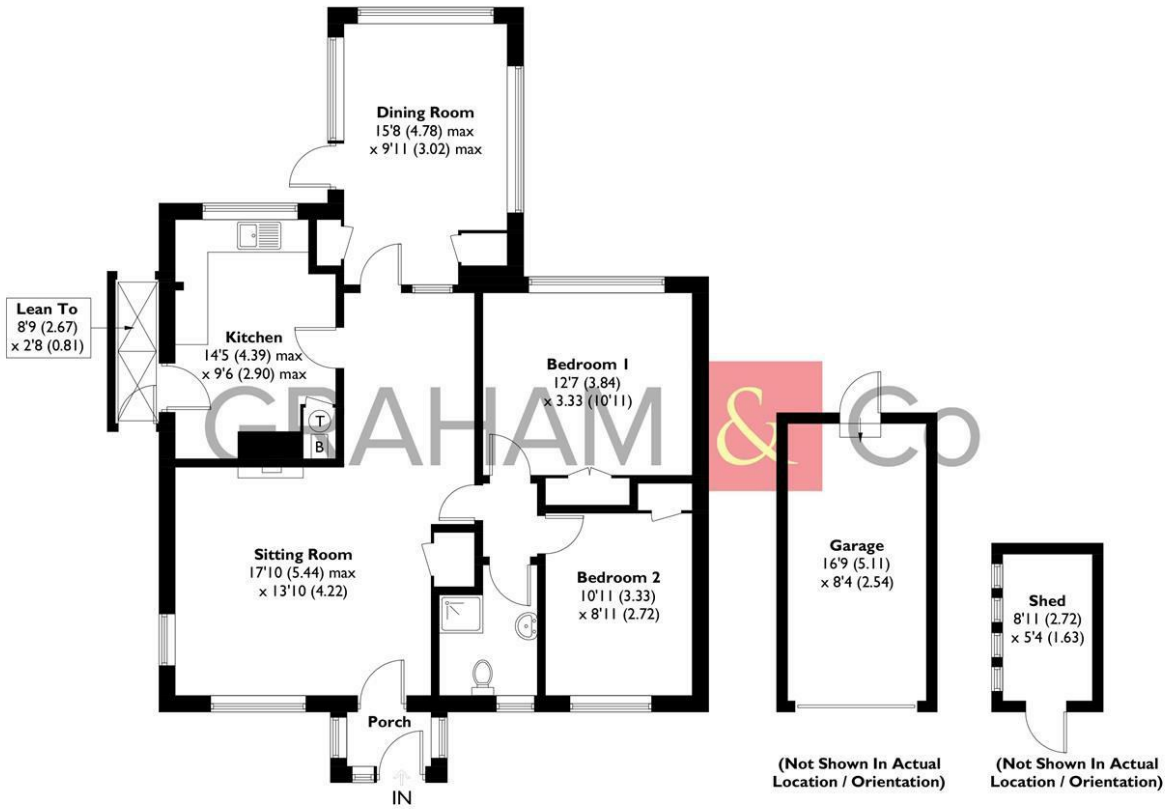
Outside, the rear garden is a particular attraction, with a generous lawn, established borders and space to sit out or enjoy gardening. There is also a useful shed, side access and access to the garage which benefits from power and an up-and-over door.

With its village setting, generous accommodation and scope for improvement, this is an appealing opportunity for those seeking a bungalow they can make their own.



APPROXIMATE GROSS INTERNAL AREA = 1017 SQ FT / 94.5 SQ M
(INCLUDING LEAN TO)
GARAGE / SHED = 188 SQ FT / 17.5 SQ M
TOTAL = 1205 SQ FT / 112.0 SQ M

GRAHAM & Co



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1339732)

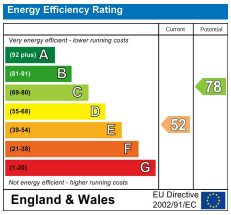
Produced for Graham & Co

MORTGAGE ADVICE

Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380 www.atmmortgages.com



Tax Band: D





OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

01962 462460

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.