NO ONWARD CHAIN. Omar Middleton two bedroom park home with ensuite facility, off road parking, garden and benefitting from the excellent facilities of Wickham Court including swimming pools, gym and club house.

The Accommodation Comprises:-
Front door into:

L-Shaped Entrance Hall:-
Coving to ceiling, radiator, cupboard with shelving and coat hanging cupboard, access to loft, smoke detector.

L-Shaped Lounge/Dining Room:- 19' 2'' x 17' 8'' (5.84m x 5.38m) Maximum Measurements
Double glazed Georgian style bay window to front and side elevations, coving to ceiling, fireplace with coal effect electric fire inset, space for table and chairs, radiator.

Kitchen:- 9' 1'' x 8' (2.77m x 2.44m)
Double glazed window, range of base and eye level units with roll top work surfaces with tiled surround with single drainer stainless steel sink unit with mixer tap, integrated fridge and freezer, space for tumble dryer or dishwasher, gas hob with extractor, electric oven and grill.

Utility Room:- 9' 3'' x 4' 10'' (2.82m x 1.47m)
Range of base and eye level units with roll top work surfaces with tiled surround, single drainer stainless steel sink unit with mixer tap, double glazed window and door giving access to rear, wall mounted Glow-worm gas central heating boiler concealed in wall unit, coving to ceiling, integrated washing machine, radiator.

Bedroom 1:- 10' 7'' x 9' 3'' (3.22m x 2.82m)
Double glazed window to rear, radiator, door to walk-in wardrobe, door to:

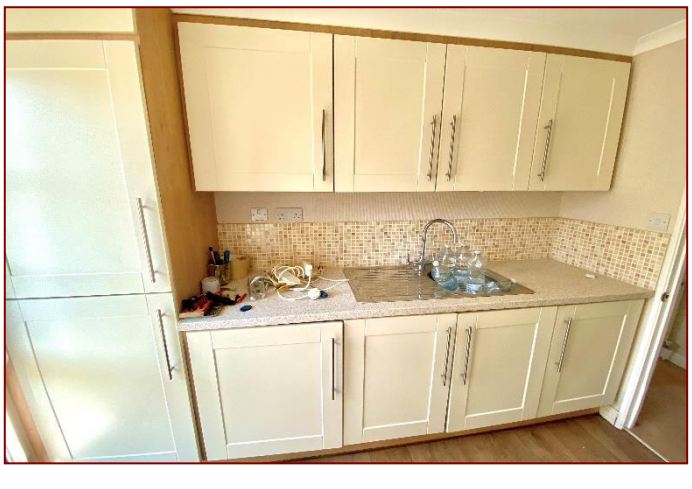
Ensuite Shower Room:- 5' 6'' x 5' 6'' (1.68m x 1.68m)
Obscured double glazed window, close coupled WC, shower cubicle, wash hand basin with mixer tap, tiled splash back, extractor, coving to ceiling, radiator.

Bedroom 2:- 10' 1'' x 9' 4'' (3.07m x 2.84m)
Double glazed bay window to front elevation, radiator, coving to ceiling, fitted wardrobe units and fitted drawers.

Bathroom:- 6' 6'' x 6' 3'' (1.98m x 1.90m)
Obscured double glazed window, bath, pedestal wash hand basin with splashback and tiled surround, coving to ceiling, radiator.

Outside:-
Lawns to the front and rear, parking for two vehicles, garden shed.

Material Information
Council Tax Band: - Winchester City Council. Tax Band A
Tenure: - Residential Licence> Maintenance £226 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)



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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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The Property Ombudsman

£220,000

10 Wickham Court, Southwick Road, North Boarhunt, PO17 6JS

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

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