NO ONWARD CHAIN. Stunningly presented two double bedroom 45 x 20 Prestige Anthem Park Home with modern, fitted kitchen. separate study, 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 with double glazed panels to side into:

Entrance Porch:-
Radiator, door to cupboard with cloak hanging space. Door to:

Kitchen and Dining Room:- 19' 2'' x 15' 5'' (5.84m x 4.70m)
Double glazed windows to front and rear elevations, radiators, space for table and chairs. Kitchen with range of base and eye level units with under-lighting, granite work surfaces, breakfast bar, wine rack, sink unit, double oven and grill, hob with extractor hood over, dishwasher, fridge and freezer, skirting lighting. Door to cupboard housing gas central heating boiler and water softner, space for storage and cloak hanging space.

Lounge:- 19' 2'' x 10' 2'' (5.84m x 3.10m)
Windows to front and side elevations, electric fireplace with flame effect inset, radiator.

Study:- 6' 4'' x 4' 7'' (1.93m x 1.40m)
Double glazed window to front elevation, radiator.

Bedroom 1:- 10' 1'' x 9' 7'' Plus Recess (3.07m x 2.92m)
Double glazed windows to front elevation, radiator, dressing area with fitted wardrobes, door to:

Ensuite Shower Room:- 6' 6'' x 4' 9'' (1.98m x 1.45m)
Obscured double glazed window to rear elevation, close coupled WC, shower cubicle, wash hand basin inset vanity unit, tiled, extractor fan, chrome heated towel rail, mirror fronted vanity unit.

Bedroom 2:- 9' 3'' x 8' 11'' (2.82m x 2.72m)
Double glazed window to rear elevation, radiator, fitted wardrobe units.

Bathroom:- 6' 3'' x 5' 5'' (1.90m x 1.65m)
Obscured double glazed window to front elevation, tiled, close coupled WC, wash hand basin inset vanity unit, bath with shower over, shower screen, extractor fan.

Outside:-
Block paved driveway for parking several vehicles, block paving extends to the front and side with steps leading to front door. Rear garden is laid to astroturf and patio with garden shed, outside power, steps leading to rear door of kitchen.

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.

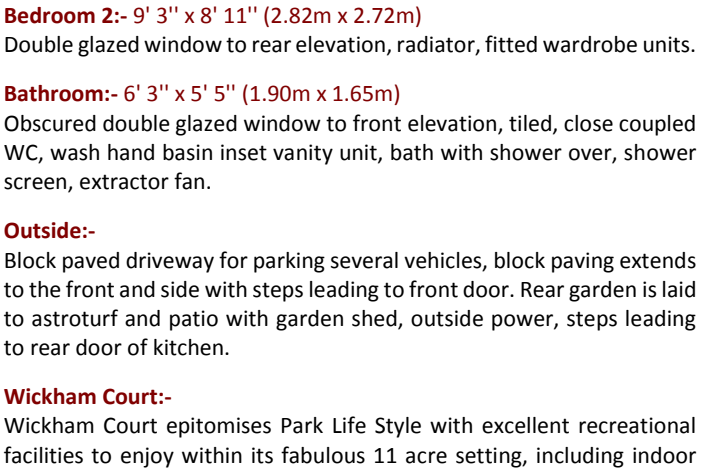
Material Information:-
Council Tax Band: - Winchester City Council. Tax Band A
Tenure: - Residential Licence. Maintenance £226 per month
Property Type: - Park Home
Electricity Supply: -
Mains Gas Supply: -
Regularly replenished container Water Supply: -
Mains Sewerage: - Mains with Site Septic Tank Heating: -
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)

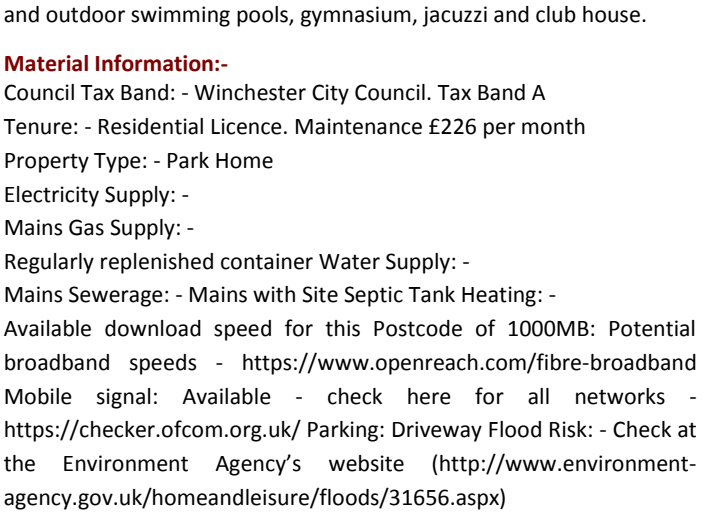


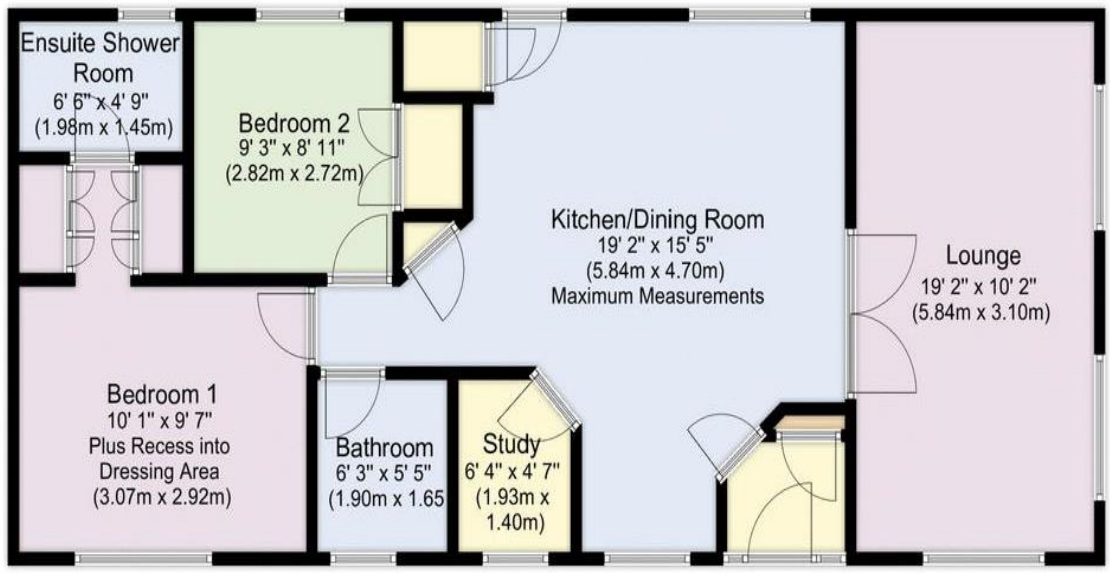


















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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the 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



£315,000

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