

Connells

Avondale Park
Colden Common Winchester

Avondale Park
Colden Common Winchester SO21 1TF

for sale offers in excess of
£120,000







Property Description

A beautifully presented and spacious one bedroom park home situated in the highly sought-after residential setting of Avondale Park, Colden Common. This charming home enjoys a peaceful rural location while remaining conveniently close to local amenities and excellent transport links to Eastleigh, Winchester and Southampton.

The accommodation is beautifully decorated throughout and offers a bright and spacious lounge featuring an attractive electric log burner feature fireplace, creating a cosy focal point.

The modern fitted kitchen/diner is well-appointed with an integral oven and provides ample space for dining or home office.

The generous double bedroom benefits from fitted wardrobes, whilst a well-presented bathroom completes the interior.

Outside, the landscaped garden has been thoughtfully designed for low maintenance enjoyment, featuring a patio seating area, artificial lawn and a useful brick-built shed.

Further benefits include off-road parking to the front of the property and ramp access.

An ideal opportunity for those seeking a peaceful lifestyle in a desirable village location.

Entrance Hall

Radiator.

Lounge

Double glazed window to front and side aspect. Door to side aspect.. Radiator. Electric log burner effect feature fireplace with wooden surround. TV port. Ample space for a home office.

Kitchen Diner

Double glazed window to both side aspects. Fitted kitchen with wall and base units. Integrated oven and hob. Space for dishwasher. Radiator. Boiler in cupboard.

Bedroom

Window to side aspect . Radiator. Fitted wardrobes.

Bathroom

Double glazed window to side aspect. Shower over bath. Wash hand basin. Toilet. Extractor fan. Radiator. Part tiled.

Outside

To the front. Gravel driveway, lawn area and shrubs. Ramp access and steps.
To the rear. Patio area, artificial lawn, shrubs and brick shed.

Outbuilding

Brick shed with plumbing for washing machine and electrics for tumble dryer.

Agent Notes

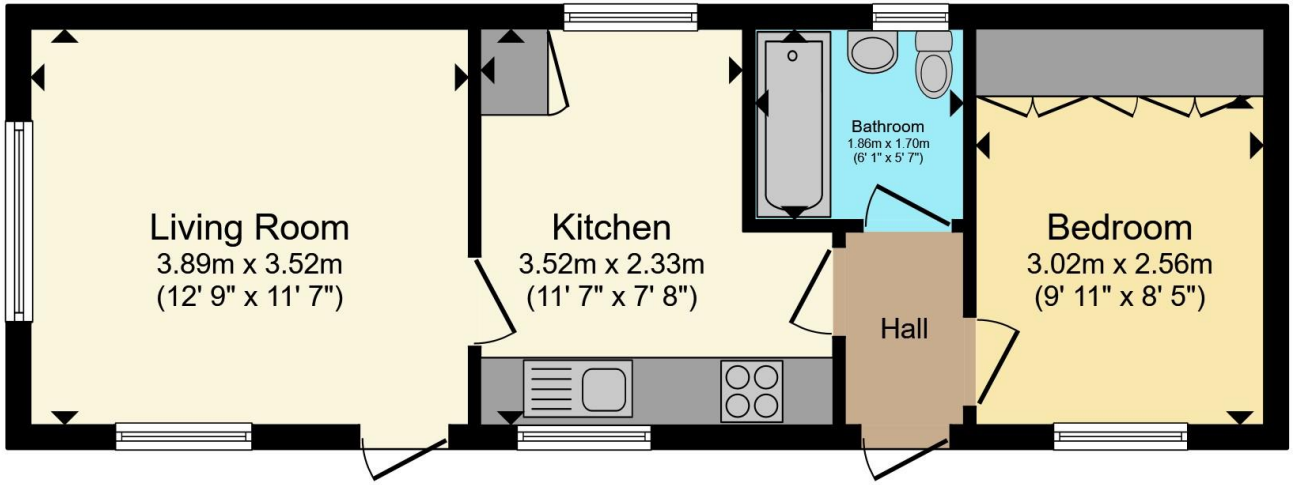
Ramp access
Over 18's
One cat and/or one dog per home
On bus route
There are a number of obligations on both sellers and buyers when completing
the process for purchasing a park home and we recommend taking advice from a solicitor or
another professional - independent from the seller or site owner – when buying a home.
Sites often have requirements specific to the purchase of a property and to 'the site' in
general, which could include paying the site owners commission. Intending purchasers
should satisfy themselves about any such requirements including any specific restrictions
on occupancy or residential use of the home.
Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 38.5 m² (415 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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19 Market Street
EASTLEIGH SO50 5RH

EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/EGH309635

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.