



Connells

Avondale Park
Colden Common Winchester

Avondale Park

Colden Common Winchester SO21 1TG

for sale
£150,000



Property Description

Situated within the popular Avondale Park in Colden Common, this spacious double-unit park home offers well-proportioned accommodation, attractive outdoor space and a peaceful rural setting, while remaining conveniently located for local amenities and excellent travel links.

The accommodation comprises a welcoming entrance leading into a generous lounge, featuring a fireplace and plenty of space for comfortable seating. The lounge flows through into an additional dining area, creating a lovely space for entertaining and family meals.

The fitted kitchen is well equipped and benefits from a useful breakfast bar, providing a practical and sociable heart to the home.

The principal bedroom is a spacious double and benefits from its own en-suite shower room, while the second bedroom is also well proportioned.

A family bathroom completes the internal accommodation.

Outside, the property benefits from driveway parking and a delightful wrap-around garden, offering a good degree of privacy and a variety of areas to enjoy. A useful brick-built shed provides excellent additional storage.

Offering a fantastic combination of generous living accommodation, outdoor space and a tranquil location, this lovely park home is offered for sale with no onward chain.

Avondale Park is situated within the desirable village of Colden Common, surrounded by countryside yet conveniently positioned for local shops, amenities and transport links.

Entrance Hall

Radiator.

Lounge Diner

Double glazed windows to front and side aspect. Radiator. Fireplace.

Kitchen

Double glazed window to rear aspect. UPVC door to garden. Fitted kitchen with wall and base units. Space for appliances.

Bedroom 1

Double glazed window to rear aspect. Walk in wardrobe space. Radiator.

En-Suite

Double glazed window to side aspect. Shower cubicle. Wash hand basin. Toilet.

Bedroom 2

Double glazed window to side aspect. Fitted wardrobe. Radiator.

Bathroom

Double glazed window to front aspect. Bath with shower over. Wash hand basin. Toilet. Towel rail radiator.

Outside

Wrap around garden with brick built shed. Driveway and additional communal parking.

Agent Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase 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.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Agent Note

Pitch Fee - £313.36 per month

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 71.3 m² (767 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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EPC Rating: Council Tax
 Exempt Band: A

view this property online connells.co.uk/Property/EGH309632

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.

Tenure:



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.

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