



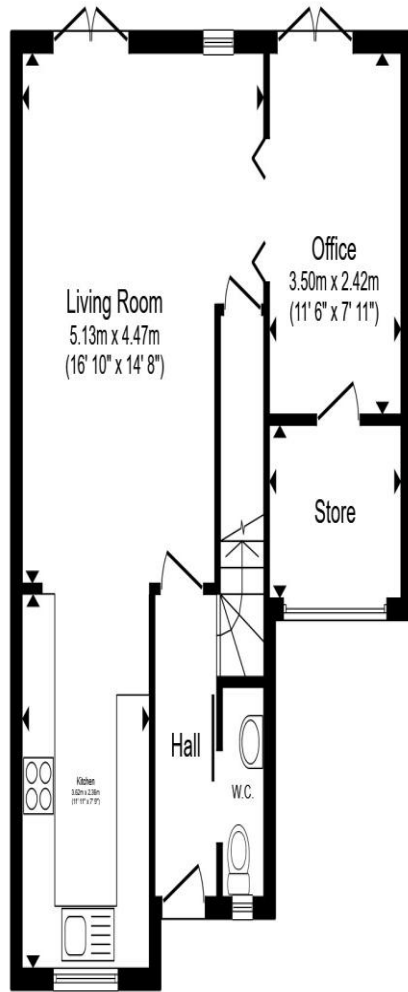
Lime Close, Colden Common, Winchester. SO21 1WN

welcome to

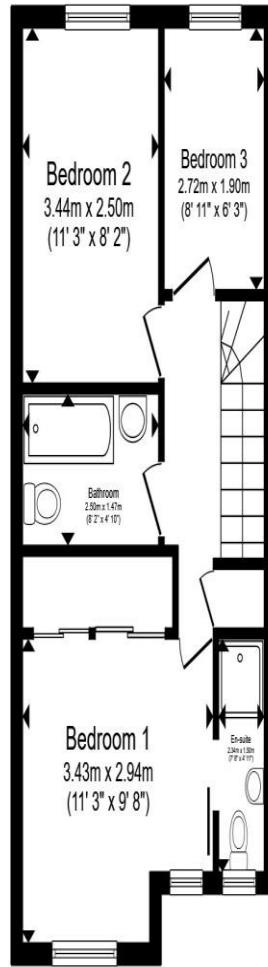
Lime Close, Colden Common, Winchester

Spacious and well-arranged semi-detached home featuring three bedrooms, including a principal with en-suite, a generous living room, separate study and useful storage. Boasting a large rear garden, plus central heating and double glazing throughout, ideal for modern family living.





Ground Floor



First Floor

Total floor area 89.0 m² (958 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



Entrance Hall

Cloakroom

Living Room

16' 10" x 14' 8" (5.13m x 4.47m)

Kitchen

11' 11" x 7' 9" (3.63m x 2.36m)

Office/Reception Two

11' 6" x 7' 11" (3.51m x 2.41m)

Landing

Bedroom One

11' 3" x 9' 8" (3.43m x 2.95m)

Ensuite

7' 8" x 4' 11" (2.34m x 1.50m)

Bedroom Two

11' 3" x 8' 2" (3.43m x 2.49m)

Bedroom Three

8' 11" x 6' 3" (2.72m x 1.91m)

Bathroom

8' 2" x 4' 10" (2.49m x 1.47m)

Rear Garden

Garage

Driveway

welcome to

Lime Close, Colden Common, Winchester

- SOUGHT AFTER LOCATION
- GENEROUS REAR GARDEN
- ENSUITE OFF MASTER BEDROOM
- NEW RESIN DRIVEWAY
- CONVERTED GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: D

Directions to this property:

Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Take Market St to Southampton Rd/A335

Head towards Regal Walk, turn left onto Wells Pl

Follow A335 and B3335 to Spring Ln in Colden Common

At the roundabout, take the 1st exit onto Southampton Rd/A335

At the roundabout, take the 4th exit onto Allbrook Hill/B3335

At the roundabout, take the 2nd exit onto Highbridge Rd/B3335

Take St Vigor Way to Lime Cl, turn right onto Spring Ln

At the roundabout, take the 3rd exit onto Upper Moors Rd

Turn left onto St Vigor Way, turn left onto Lime Cl

Turn left to stay on Lime Cl, your Destination will be on the right.



view this property online fox-and-sons.co.uk/Property/ELH107018

Please note the marker reflects the
postcode not the actual property



Property Ref:
ELH107018 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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