



Connells

Avondale Park
Colden Common Winchester

Avondale Park

Colden Common Winchester SO21 1TF

for sale
£130,000



Property Description

Situated within the highly regarded Avondale Park in Colden Common, this beautifully presented two-bedroom park home offers a wonderful blend of peaceful rural living and modern comfort. Benefiting from wrap-around landscaped gardens, solar panels, and a brick-built utility shed, this charming home is ideal for those seeking a low-maintenance lifestyle in a picturesque setting.

Internally, the property has been tastefully decorated throughout and offers a bright and spacious lounge, creating a welcoming space to relax and entertain. The modern fitted kitchen features an integral oven, breakfast bar and ample storage, providing both style and practicality.

The principal bedroom is a comfortable double room complete with built-in wardrobes, whilst the second bedroom offers versatile accommodation and would make an ideal dressing room, home office, hobby room or additional storage space.

A well-appointed bathroom with shower over the bath completes the accommodation.

Outside, the attractive wrap-around gardens have been thoughtfully landscaped with a combination of decorative stone and artificial lawn, offering an attractive and easy-to-maintain outdoor space.

The decking provides a pleasant area for outdoor seating, while the brick-built shed offers excellent utility and storage space.

Communal parking is available for residents and visitors.

Entrance Hall

LPG radiator.

Lounge

Double glazed window to front and side aspect. LPG radiator.

Kitchen

Double glazed window to front and rear aspect. Fitted kitchen with wall and base units. Breakfast bar. Integral oven with gas hob and extractor hood. Space for fridge freezer and washing machine.

Bedroom 1

Double glazed window to front aspect. Built in wardrobes. LPG radiator.

Bedroom 2

Double glazed window to rear aspect. LPG radiator.

Bathroom

Double glazed window to rear aspect. Toilet. Wash hand basin. Bath. Shower. Extractor fan.

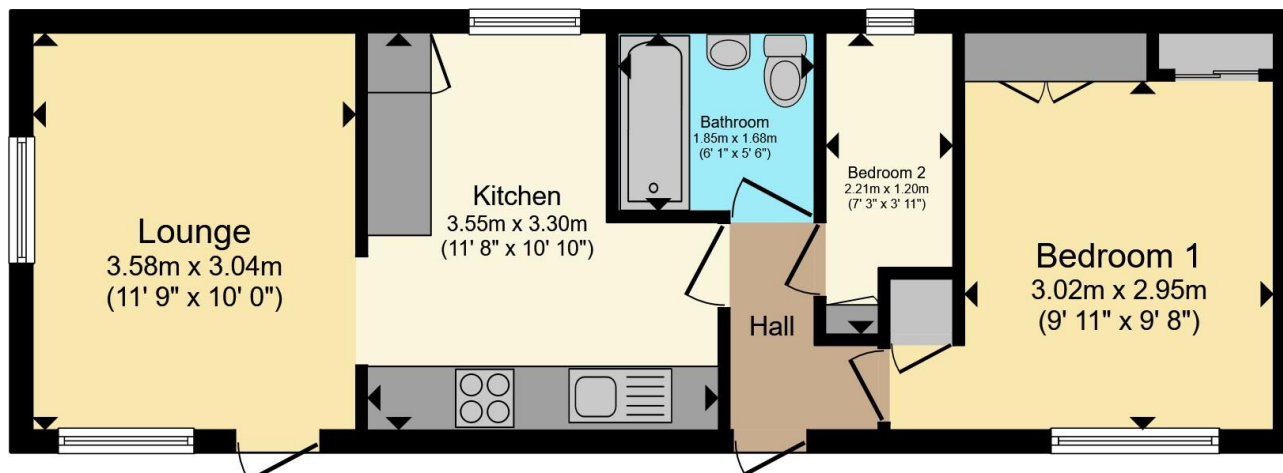
Outside

Brick built shed with power. Space for freezer and tumble dryer.
Landscaped wrap around garden.
Solar panels.
Communal parking.

Agent Notes

here 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)





Total floor area 43.5 m² (469 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

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EPC Rating: Council Tax
Exempt Band: A

view this property online connells.co.uk/Property/EGH309699

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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