

15 Old Parsonage Court, Otterbourne, SO21 2EP

PRICE GUIDE: £230,000 Leasehold No Forward Chain



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An opportunity has arisen to acquire this well positioned semi-detached bungalow, situated within a sought after retirement complex run by the respected Brendoncare Group. Set amid landscaped communal gardens with pleasant walkways, sitting areas and car parking facilities, the bungalow boasts a good size living room with direct access to a private terrace area and with communal gardens beyond. Benefiting from replacement modern electric radiators, upvc double glazing, coving to ceilings and panel style internal doors. It is offered in good decorative order with the bathroom having been updated to a spacious shower room with double width walk-in shower, and the kitchen having been refitted with modern wood effect units. Conveniently situated four miles south of Winchester in the desirable village of Otterbourne. Local facilities include a Nisa convenience store with a post office and butchers as well as three popular village pubs. There are excellent commuter links and the regular Bluestar 1 bus service providing easy access to both Winchester and Southampton.

SOUGHT AFTER VILLAGE LOCATION

WELL PROPORTIONED SEMI-DETACHED BUNGALOW

ENTRANCE HALL * LOUNGE/DINING ROOM * REFITTED KITCHEN

TWO BEDROOMS * SPACIOUS SHOWER ROOM * PARKING

DELIGHTFUL PARKLIKE COMMUNAL GARDENS

Canopy style entrance porch with security and courtesy lights. UPVC double glazed front door to;

ENTRANCE HALL: Large cloaks/storage cupboard with hanging rail and shelving, built-in airing cupboard housing lagged hot water tank, immersion heater and shelving, smoke alarm, telephone point, wall mounted convector heater, further useful storage cupboard and hatch to loft with fold down ladder.

SITTING/DINING ROOM: An off-set room with maximum measurements of 17'7 x 16'2 (5.36 x 4.93) A twin aspect room with windows to front elevation and sliding patio doors providing access to the terrace and garden area. There is an Adam style fireplace to the lounge area with tiled hearth and backing, fitted with a coal effect electric fire. There are telephone and t.v aerial points, two radiators and a walk through from the dining area to the kitchen.



KITCHEN: 9'3 x 6'9 (2.83 x 2.07) Refitted with a range of modern wood effect units incorporating a single drainer one and half bowl stainless steel sink unit inset in mottled high gloss roll edge working surfaces with cupboards and drawers under and wall mounted cupboards, over ceramic tiled splash backs, to include two leaded light glass fronted display cabinets. There are recesses for a washing machine and upright fridge/freezer and a front elevation window.

BEDROOM 1: 13'9 x 10'2 (4.21 x 3.10) Built-in wardrobe cupboards have hanging rails, shelving, a central dressing table with seat recess and three sliding mirror doors. There are telephone and t.v aerial points, a radiator, rear elevation window and a door providing access to the terrace and communal gardens.

BEDROOM 2: 10'4 x 8'8 (3.14 x 2.64) Double built- in wardrobe cupboard with hanging rail and shelving, rear elevation window.

SHOWER ROOM: 7'10 x 5'7 (2.40 x 1.72) Fully tiled and fitted with a matching suite to include a walk-in double width cubicle with Mira Jump shower unit and sliding glazed doors, pedestal wash hand basin with mirror and shaver point over and a close coupled w.c. There is non-slip vinyl flooring, a chrome heated towel rail, Dimplex convector heater and front elevation obscured glazed window.

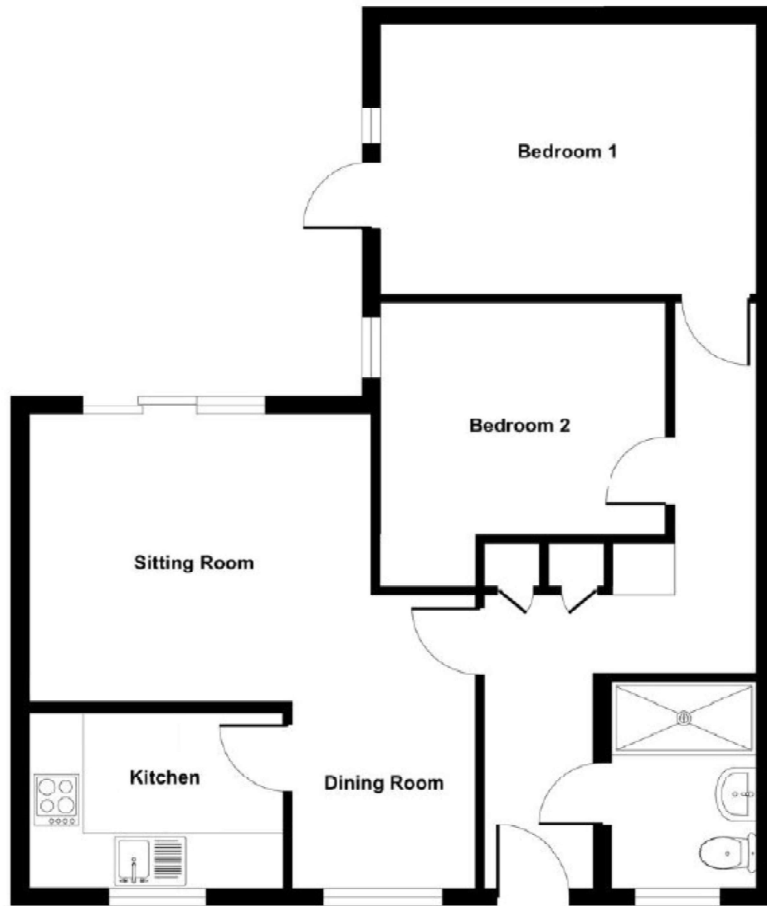
OUTSIDE: The bungalow is situated within well-tended landscaped gardens which have beds and borders offering an array of different species of mature shrubs and flowers and there is a picturesque stream which runs through the site. Pathways meander through the grounds to the various sitting areas and the car parking area where there are communal and visitor spaces. To the immediate rear of the bungalow there is a private paved terrace area which opens onto an area of communal lawn with mature bushes and trees. To the front there is a brick built bin storage area and garden tap.

LEASE DETAILS: Residue of 99 years from 2015. The ground rent is £100.00 per annum and the maintenance is £345.00 paid monthly. Please note that there is no gas connected to the property. Please note additional legal fees could be incurred for items such as leasehold or management packs when purchasing this property.

Council Tax Band: D (currently £2,306.56) Winchester City Council

These details were taken by Keith Sansom from whom any further information required can be obtained.





AGENTS NOTE: Services, fittings and equipment referred to within these particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the Buyer(s) must make their own enquiries regarding such matters.

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