



63 Avondale Park, Colden Common, Winchester, SO21 1TG

Asking Price £100,000

Stanford Estate Agents are proud to offer this desirable, two bedroom, park home located in the sought after location of Avondale Park, Colden Common. Offering no forward chain this well-presented park home is ready to move into.

Avondale Park is conveniently located in Colden Common, a sought after location close to Winchester with local amenities available a short distance away in Colden Common. There is a wider range of shops and services available in the City of Winchester, 5 miles to the north and Eastleigh which is 4 miles to the south.

This spacious park home benefits from a large lounge, fitted modern kitchen/dining room with space for a fridge/freezer, 12ft double bedroom with fitted wardrobes, a single bedroom/study and a fully fitted three piece bathroom suite. The property has gas central heating and double glazing.

Externally, the property has a brick built shed with power and light where the current owner stores a washer/dryer. The property sits on a mostly laid to lawn plot and occupies a private area of the park. The property has no allocated parking but parking can be applied for via the freeholders of the park.

Other Information:

- Local Council: Winchester City Council
- Council Tax Band: A
- Sellers Position: No Forward Chain
- Ground Rent: £240pcm including water
- Viewing: By Appointment Only



TOTAL FLOOR AREA: 479 sq ft. (44.5 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with: Neopass C0023



Energy Efficiency Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

