

28 Avondale Park, Colden Common, Winchester, SO21 1TF

Price Guide £85,000

Stanford Estate Agents are proud to offer this well presented, one bedroom, park home located in the sought after location of Avondale Park, Colden Common. Sitting on lovely tucked away plot with outdoor space and benefitting from ample resident and visitor parking.

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, kitchen/dining room with space for a fridge/freezer and dining table, an 11ft 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 able to store a washer/dryer. The property has artificial grass to the entrance with steps to the front door, there is also an area of lawn with a patio seating area. The property has no allocated parking but does have a large residents' car park.

Other Information::

Local Council: Winchester City Council

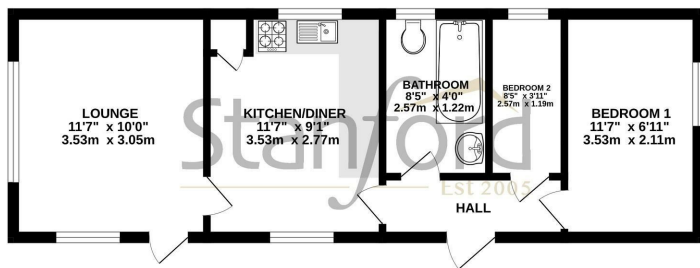
Council Tax Band: A

Sellers Position: Looking For A Property

Ground Rent: £240 pcm including water

Viewing: By Appointment Only

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 410 sq.ft. (38.1 sq.m.) approx.
While 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 guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with SketchUp 12023



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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