



sparks ellison

3 Oaktree Close, Colden Common, SO21 1UT

£280,000

Situated in a popular cul de sac location in Colden Common, Winchester, this beautifully presented terraced house offers a delightful living experience. Built in 1980, the property boasts a well-proportioned layout, featuring two spacious double bedrooms that provide ample space for relaxation and rest. The heart of the home is the inviting sitting/dining room, which overlooks the serene rear garden, creating a perfect setting for both entertaining guests and enjoying quiet evenings. The traffic-free frontage enhances the appeal, ensuring a peaceful environment for residents. The property also includes a convenient garage located at the rear, providing additional storage or parking options. The southerly facing rear garden is a true highlight, allowing for plenty of natural light and a lovely outdoor space to enjoy during the warmer months. This home is not only practical but also offers a sense of community in a desirable location. This terraced house is an excellent opportunity for those seeking a comfortable and stylish residence in the picturesque area close to Winchester.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Two built in storage cupboards.

Kitchen:
9'6" x 8'2" (2.89m x 2.49m) Space for cooker, space and plumbing for washing machine, space for fridge freezer, space and plumbing for slimline dishwasher, wall mounted boiler.

Sitting/Dining Room:
14'6" x 13' (4.42m x 3.97m) Stairs to first floor.

FIRST FLOOR

Landing:
Access to loft space.

Bedroom 1:
11'5" x 11'4" (3.47m x 3.46m) Built in wardrobe.

Bedroom 2:
11'4" x 8'1" (3.45m x 2.47m) Built in airing cupboard.

Bathroom:
Comprising bath with shower over, wash hand basin with cupboard under, WC.

OUTSIDE

Front:
Area laid to lawn split by pathway leading to front door, planted bed.

Rear Garden:
Measures approximately 34' x 15' and comprises paved patio area, area laid to lawn, planted bed, gate providing rear access.

Garage:
16'6" x 8'3" with up and over door, power and light.

OTHER INFORMATION

Leasehold:
Freehold

Approximate Age:
1980

Approximate Area:
60.1sqm/648sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Colden Common Primary School

Secondary School:
King's School

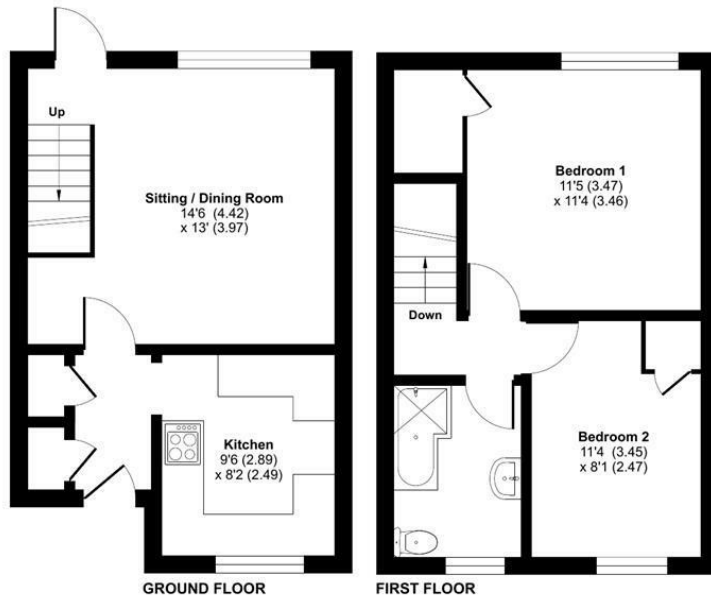
Council Tax:
Band C

Local Council:
Winchester City Council - 01962 840222

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 314 sq ft / 29.1 sq m
 First Floor = 334 sq ft / 31 sq m
 Total = 648 sq ft / 60.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	

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