



9 Tanfield Park
Wickham
Hampshire
PO17 5NP



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9 TANFIELD PARK

PRICE GUIDE: £575,000

The Property

This three bedroom detached house built in the 1960's is situated in a quiet location within walking distance of Wickham Square and all its amenities. The present owner has done some updating to include converting the existing garage into an attractive annexe/studio. This is a rare opportunity to acquire a desirable property in a much sought location so viewing is very highly recommended.

- * **VILLAGE LOCATION ***
- * **KITCHEN/BREAKFAST ROOM* STUDY ***
- * **LIVING ROOM* CONSERVATORY ***
- * **ANNEXE/STUDIO* THREE BEDROOMS ***
- * **OFF ROAD PARKING* GARDEN ***

The Location

Wickham is an historic village at the southern end of the Meon Valley. A wide range of local independent retailers line the wide square which forms the centre of the community. The larger centre of Fareham is close by, with easy access to the M27 motorway network.

Directions

Turn left out of Wickham Square and then after a short distance turn right into Tanfield Lane. Take the right hand turn into Tanfield Park and follow the road round to the right where the property can be found on the right hand side.

ACCOMMODATION Double glazed front door opening to:

ENTRANCE PORCH Double glazed window to front and side, door opening to Annexe/Studio, built in cupboard, door opening to:

ENTRANCE HALL Return staircase to first floor, radiator, doors opening to:

CLOAKROOM High level window, low level W.C., pedestal wash hand basin.

KITCHEN/BREAKFAST ROOM Double glazed window to front, fitted with a range of wall and base units with work surfaces over, inset one and a half bowl sink unit with cupboard below, partially tiled walls, larder with window to front, built in electric oven*, induction hob*, integrated fridge/freezer*, dishwasher*, opening to:

LIVING ROOM Double glazed bi-fold doors to side, door to study, wood burning stove*, radiator, double glazed patio doors opening to:

CONSERVATORY Double glazed windows to rear and sides, double glazed door to side.

STUDY Picture window overlooking rear garden, radiator.

ANNEXE/STUDIO

LIVING ROOM Double glazed window to front, space saver stairs to mezzanine bedroom, radiator, door opening to:

SHOWER ROOM Suite comprising tiled shower cubicle, pedestal wash hand basin, low level w.c., partially tiled walls, extractor*, ladder style radiator*.

MEZZANINE BEDROOM Skilling ceiling, velux window.

FIRST FLOOR

LANDING Airing cupboard with gas boiler* servicing central heating* and hot water system*, doors opening to:

BATHROOM Double glazed windows to front, suite comprising panelled bath with shower over*, wash

hand basin with cupboard below, low level W.C., fully tiled walls, ladder style radiator.

BEDROOM ONE Double glazed window to front, built in wardrobe cupboards, radiator.

BEDROOM TWO Double glazed window to side, radiator.

BEDROOM THREE Double glazed window to rear, built in wardrobe cupboard, radiator.

OUTSIDE The **FRONT GARDEN** is mainly laid to tarmac offering ample parking, a gravelled area and some shrubs, a pedestrian gate opens onto the **REAR GARDEN** which has a decked patio, and is mainly laid to lawn with numerous shrubs and borders.

TENURE: Freehold

SERVICES: All main services

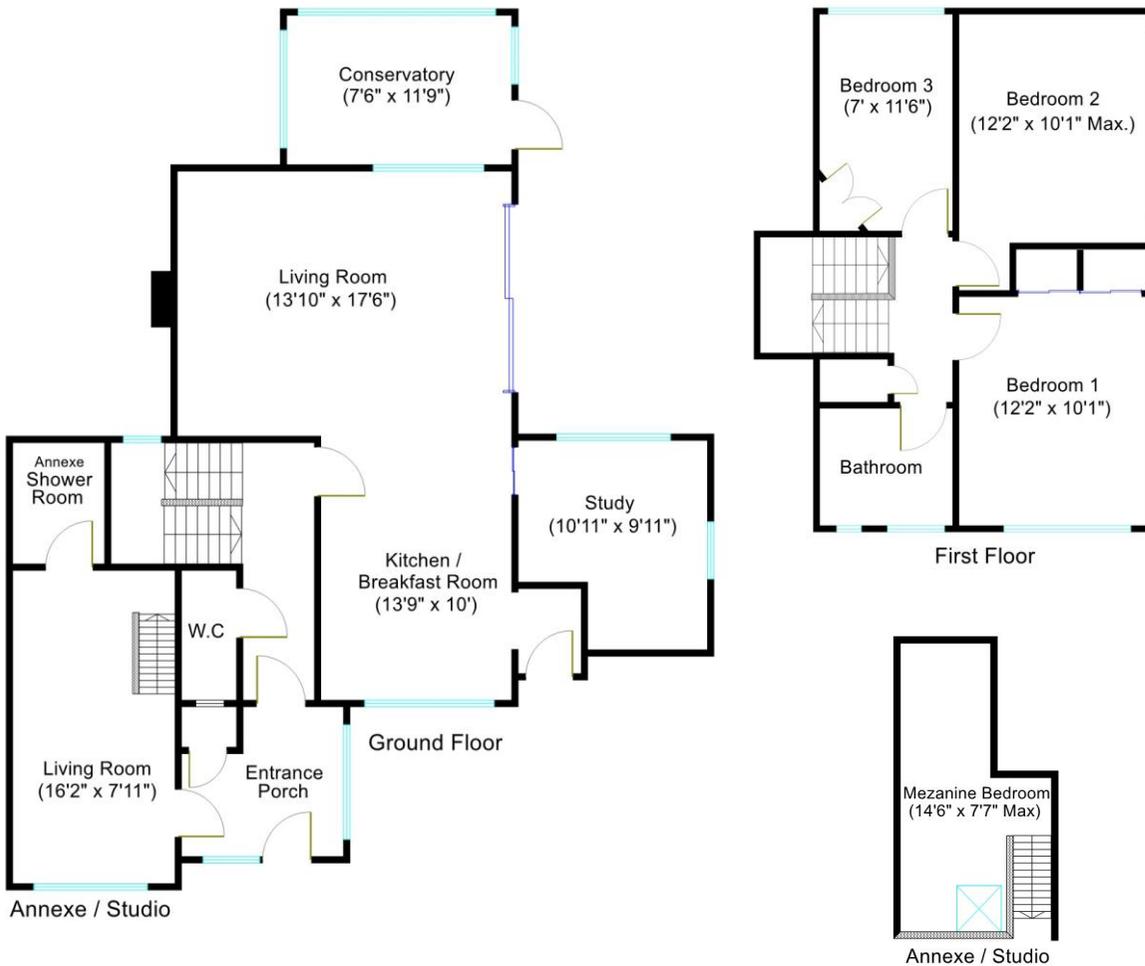
LOCAL AUTHORITY: Winchester City Council

COUNCIL TAX BAND: E

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

Viewing strictly by appointment with vendor's sole agent **BYRNE RUNCIMAN** of Wickham.





Total approx. internal floor area = 1449.4 sqft/ 134.6 sqm
Floor Plan for identification and guidance purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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