



2 Church View
School Road
Wickham
PO17 5PF



BYRNE
RUNCIMAN

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2 CHURCH VIEW

PRICE GUIDE: £320,000

The Property

This spacious two bedroom semi-detached house was constructed to a high specification by Wilson House Developments Ltd approximately 15 years ago. It is within walking distance of the historic village square which offers all local amenities. It is double glazed throughout, has gas central heating with underfloor heating to the ground floor and an attractive fitted kitchen. The property also benefits from having an allocated parking space and enclosed garden. Viewing is very highly recommended.

- * **NO ONGOING CHAIN***
- * **ENTRANCE HALL * CLOAKROOM***
- * **LOUNGE/DINING ROOM * FITTED KITCHEN***
- * **TWO BEDROOMS * EN-SUITE SHOWER ROOM**
- * **FAMILY SHOWER ROOM * CONSERVATORY***
- * **ENCLOSED GARDEN ***
- * **CLOSE TO VILLAGE CENTRE***

The Location

Wickham is an historic village at the southern end of the Meon Valley and offers all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway.

Directions

From our offices proceed down Bridge Street and at the crossroads turn right and Church View will be found after a short distance on the right hand side.

ACCOMMODATION

CANOPY PORCH

Part double glazed front door opening to:

ENTRANCE HALL

Staircase to first floor, under stairs cupboard, inset ceiling lights, doors opening to:

CLOAKROOM

Low level W.C., wash hand basin with tiled splash back, extractor*, inset ceiling lights, tiled floor.

LOUNGE/DINING ROOM

Double glazed window to rear, inset ceiling lights, double glazed patio doors opening to:

CONSERVATORY

Double glazed windows to side and rear, double glazed door opening onto garden.

KITCHEN

Double glazed window to front, fitted with an extensive range of wall and base units with work surfaces over, inset one and a half bowl stainless steel sink unit with cupboards below, integrated refrigerator* and freezer*, dishwasher* and washing machine*, built in electric oven*, five ring gas hob* with extractor over*, partially tiled walls, cupboard housing gas boiler* servicing central heating* and hot water system*, inset ceiling lights, tiled floor.

FIRST FLOOR

LANDING

Double glazed window to side, airing cupboard with radiator, loft hatch, radiator, doors opening to:

BEDROOM ONE

Double glazed window to front, built-in wardrobes and bed side tables, radiator, door opening to:

EN-SUITE SHOWER ROOM

Double glazed window to front, suite comprising of tiled shower cubicle with glazed door, low level W.C., pedestal wash hand basin, fully tiled walls, inset ceiling lights, extractor, tiled floor, ladder style radiator*.

BEDROOM TWO

Double glazed window to rear, radiator.

SHOWER ROOM

Double glazed window to rear, suite comprising of wet room style shower with drencher head, low level W.C., wash hand basin, fully tiled walls, extractor*, inset ceiling lights, tiled floor, ladder style radiator*.

OUTSIDE

There is a pedestrian pathway to the front door, and a pathway to the side of the property to the enclosed **REAR GARDEN** which is mainly paved, some shrubs and borders and shed. Pedestrian gate opening to rear where there is an **ALLOCATED PARKING SPACE**.

Services: All main services.

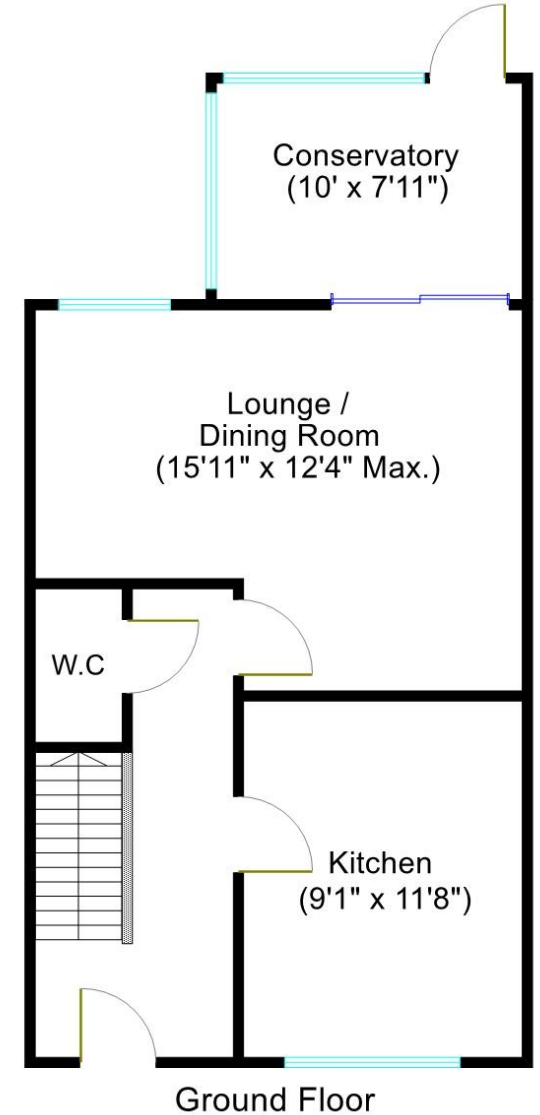
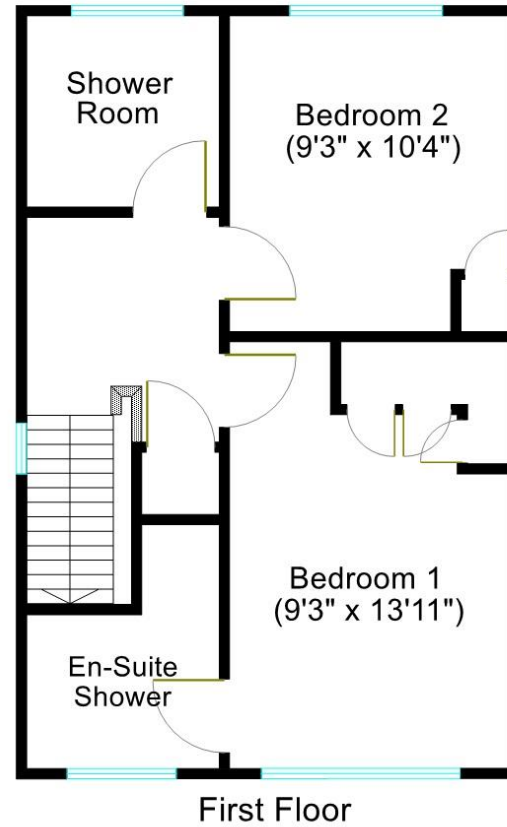
Tenure: Freehold.

Local Authority: Winchester District Council.

Council Tax Band: C

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Total Approx. internal floor area = 841.77 sq ft / 78.2 sqm
Floor Plan for identification and guidance purposes only

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

