



3 Glebe Corner  
Wickham  
Hampshire  
PO17 6HL



Tel: 01329 834579 [www.byrnerunciman.co.uk](http://www.byrnerunciman.co.uk)

### 3 GLEBE CORNER

**O.I.E.O. £700,000**

#### The Property

This three bedroom detached house dating around 1990 is situated opposite the church and is within walking distance of Wickham Square and all its amenities. The accommodation is relatively spacious and flows well but would benefit from some updating and modernisation. This is a rare opportunity to acquire a desirable property in a much sought after location so viewing is very highly recommended.

- \* **VILLAGE LOCATION \* NO ONGOING CHAIN \***
- \* **LIVING ROOM \* DINING ROOM \* STUDY\***
- \* **KITCHEN\* UTILITY ROOM\* CONSERVATORY \***
- \* **THREE BEDROOMS \* TWO BATHROOMS\***
- \* **DOUBLE GARAGE \* 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

From our offices proceed down Bridge Street to the crossroad by the church. Go straight over onto the Southwick Road/B2177 and Glebe Corner can be found after a short distance on the right hand side.

### ACCOMMODATION

**CANOPY PORCH** Front door opening to:

**ENTRANCE HALL** Return staircase to first floor, under stair cupboard, door to garage, radiator, doors opening to:

**CLOAKROOM** Double glazed window to rear, low level W.C., pedestal wash hand basin, radiator.

**KITCHEN** 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, built in electric oven\*, gas hob\* with extractor\* over, electric heater\*, door to dining room, opening to:

**UTILITY ROOM** Double glazed window to side, wall and base units with work surface over, part tiled walls, space for fridge/freezer, plumbing for washing machine, wall mounted gas boiler\* servicing central heating\* and hot water system\*, door to garden.

**DINING ROOM** Double glazed window to rear overlooking garden, radiator, doors opening to:

**LIVING ROOM** Double glazed window to side, fireplace with tiled hearth, radiators, double glazed patio doors opening to:

**CONSERVATORY** Double glazed windows to rear and sides, pitched roof, double glazed casement doors opening onto garden.

**STUDY** Double glazed window overlooking garden, radiator.

#### FIRST FLOOR

**LANDING** Double glazed window to front, loft hatch, airing cupboard with hot water tank, radiator, doors opening to:

**BEDROOM ONE** Double glazed windows to side and rear overlooking garden, radiator, door opening to:

**ENSUITE SHOWER ROOM** Double glazed window to side, suite comprising tiled shower cubicle, pedestal wash hand basin, low level W.C., radiator.

**BEDROOM TWO** Double glazed window to front, radiator.

**BEDROOM THREE** Double glazed window to rear overlooking garden, radiator.

**BATHROOM** Double glazed window to front, suite comprising panelled bath, pedestal wash hand basin, low level W.C., partially tiled walls, radiator.

**OUTSIDE** The property is approached via a driveway offering parking and leads to the **DOUBLE GARAGE** with twin up and over doors, double glazed window to side, power and light connected, door to hallway.

The **FRONT GARDEN** has an area of lawn, some shrubs and borders, pathway to front door continuing to side of property to the:

**REAR GARDEN** which has a paved patio area, mainly laid to lawn with numerous shrubs and borders and a summer house.

**TENURE:** Freehold

**SERVICES:** All main services

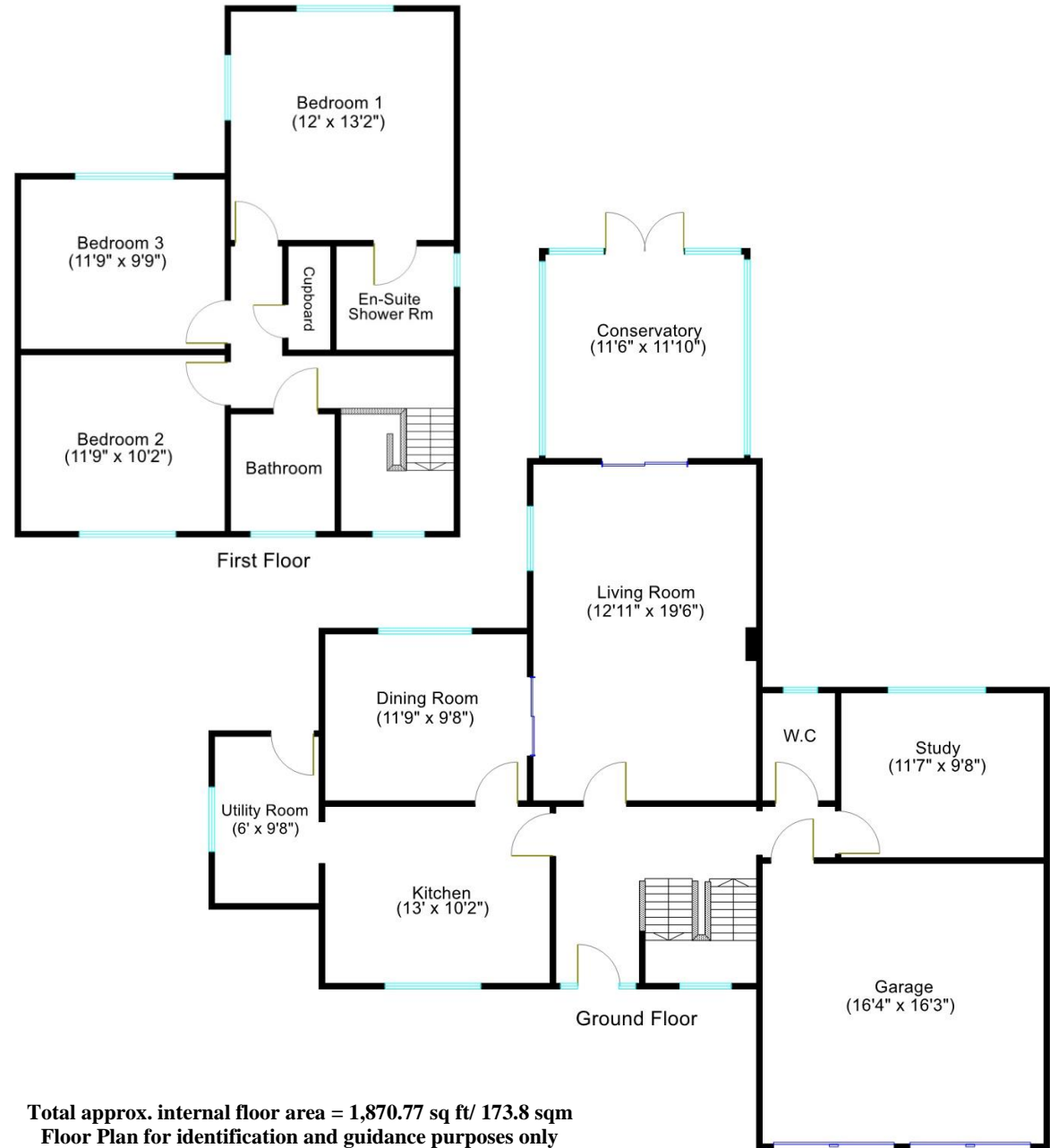
**LOCAL AUTHORITY:** Winchester City Council

**COUNCIL TAX BAND:** F

**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)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Total approx. internal floor area = 1,870.77 sq ft/ 173.8 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.

