



8 Mayles Close
Wickham
Hampshire
PO17 5NF

BR BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

8 MAYLES CLOSE

PRICE GUIDE: £350,000

The Property

A rare opportunity to purchase a property within walking distance to Wickham Square and all the shops and amenities. No 8 Mayles Close is in need of a full renovation and has great potential to extend subject to the necessary planning approval. It stands in a good sized corner plot in the region of 0.11 acres. Viewing is very highly recommended.

- * **GREAT POTENTIAL***
- * **IN NEED OF RENOVATION***
- * **NO ONGOING CHAIN***
- * **LIVING ROOM* THREE BEDROOMS***
- * **FORMER KITCHEN & SHOWER ROOM***
- * **GOOD SIZED GARDEN***
- * **WALKING DISTANCE OF SQUARE***

The Location

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

Directions

Turn left out of Wickham Square and take the second right hand turning, just after the disused railway bridge, into Mayles Lane. Proceed for a short distance and then turn left into Mayles Close where the property can be found at the top.

ACCOMMODATION

Front door opening to:

ENTRANCE LOBBY Staircase to first floor, door opening to:

LIVING ROOM Double glazed bay window to front, fireplace, under stairs cupboard, door opening to:

FORMER KITCHEN Double glazed window to rear, double glazed door to garden, door opening to:

FORMER SHOWER ROOM Door to garden, double glazed window to side, door opening to:

W.C. Double glazed window to side.

FIRST FLOOR

LANDING Doors opening to:

BEDROOM ONE Double glazed window to front, fireplace.

BEDROOM TWO Double glazed window to rear, fireplace.

BEDROOM THREE Double glazed window to rear.

OUTSIDE The property has the benefit of a good sized corner plot and is approximately 0.11 acres in total*. The garden has been cleared but is in need of some attention. There is a **DETACHED GARAGE** with door to front.

TENURE: Freehold

SERVICES: Mains electricity, water supply and main drainage system.

LOCAL AUTHORITY: Winchester City Council

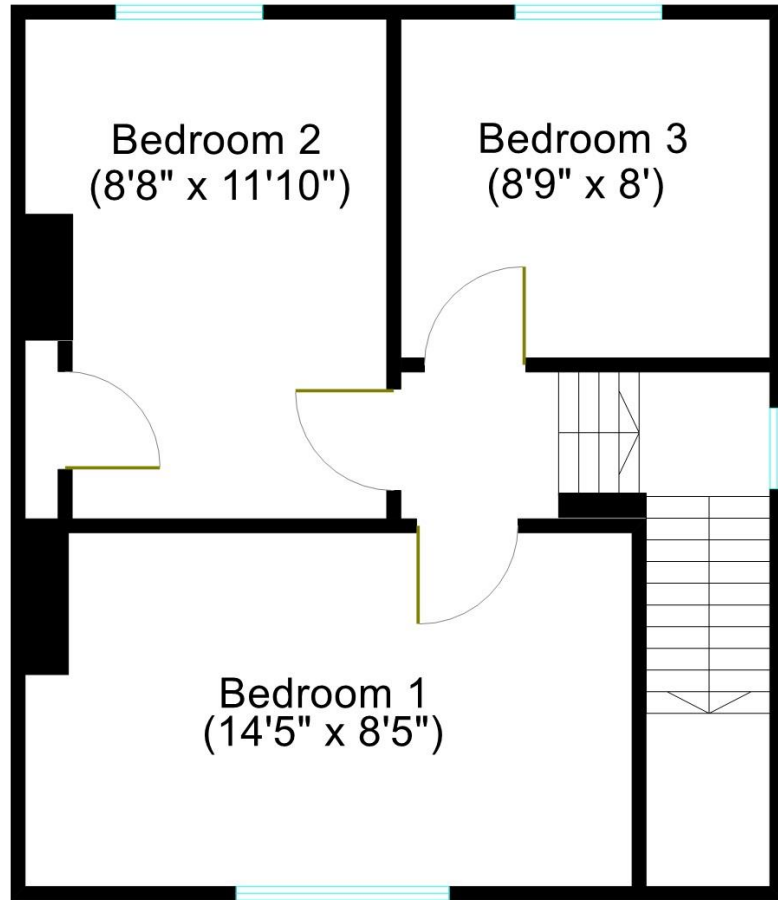
COUNCIL TAX BAND: C

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.

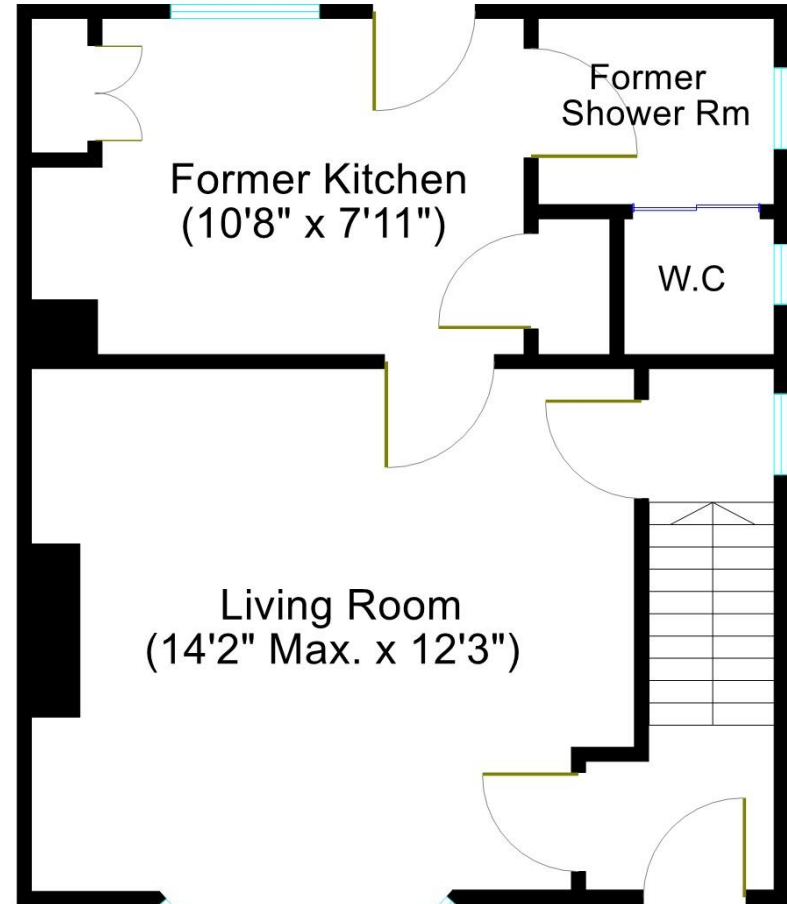
Viewing strictly by appointment with vendor's sole agent **BYRNE RUNCIMAN** of Wickham.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			47
(21-38) F			
(1-20) G		4	
Not energy efficient - higher running costs			





First Floor



Ground Floor



**Total Approx. internal floor area = 721.6 sq ft / 67 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.

