



Hillboro
Hoads Hill
Wickham
PO17 5BX



BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

HILLBORO

PRICE GUIDE: £650,000

The Property

This three bedroom detached chalet bungalow built in the late 1950's is situated on the outskirts of Wickham village which offers all local amenities. The property is in need of updating throughout and has great potential to extend with the necessary planning permission. It stands in a good sized garden in the region of 0.45 acres. Viewing is very highly recommended.

- * **NO FORWARD CHAIN***
- * **OUTSKIRTS OF WICKHAM VILLAGE ***
- * **IN NEED OF UPDATING ***
- * **0.45 ACRE PLOT (STS) ***
- * **TWO RECEPTION ROOMS***
- * **THREE BEDROOMS ***
- * **OFF ROAD PARKING* DOUBLE GARAGE ***

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 proceed to the roundabout. Turn right in the direction of Fareham and the property is at the top of the hill on the right hand side.

ACCOMMODATION Front door opening to: **ENTRANCE PORCH** Window to front, door opening to:

ENTRANCE HALL Window to front, staircase to first floor, doors opening to:

BATHROOM Suite comprising panelled bath with shower over, wash hand basin with cupboard below, low level w.c., partially tiled walls.

BEDROOM ONE Window to front, built in wardrobe cupboard.

DINING ROOM Windows to front and side, door opening to:

KITCHEN/BREAKFAST ROOM Windows to rear and side, fitted with a range of wall and base units with work surfaces over, inset sink unit with cupboard below, partially tiled walls, range style oven* with extractor* over, stable door to rear garden, door to

W.C/UTILITY Door to rear garden.

LOUNGE Window to side, fireplace, double glazed patio doors opening to:

CONSERVATORY Windows to rear and side, door to rear garden.

FIRST FLOOR

LANDING Doors opening to:

BEDROOM TWO Dormer window to front, skilling ceilings.

BEDROOM THREE Windows to side, dormer window to rear, skilling ceilings, eaves storage cupboard.

OUTSIDE

The property is approached via a five bar gate onto a tarmac driveway offering parking and

leading to the side of the property to the **DOUBLE GARAGE** with doors to front.

The **FRONT GARDEN** has some shrubs. Access to the side of the property to the good sized **REAR GARDEN** is overgrown and backs onto fields. The total plot is approximately 0.45 acres*.

TENURE: Freehold

SERVICES: Mains electricity and water supply. Private cesspit* drainage.

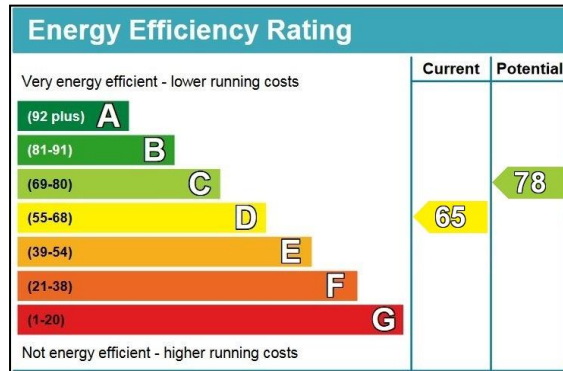
LOCAL AUTHORITY: Fareham Council

COUNCIL TAX BAND: C

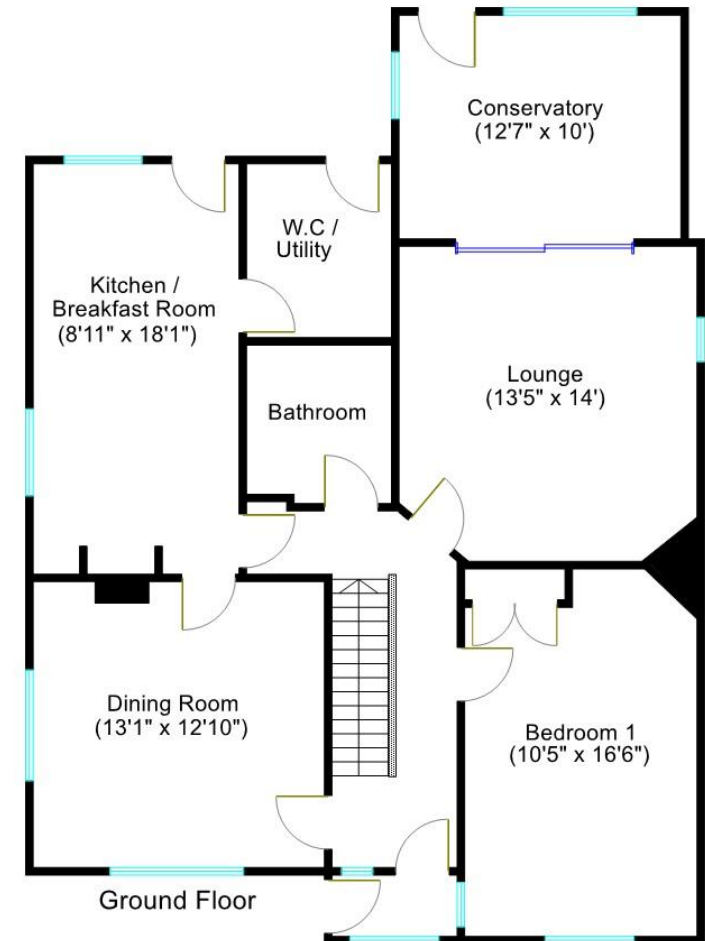
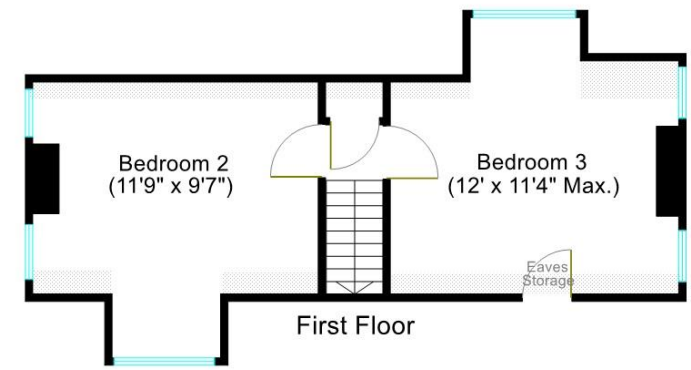
Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered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

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





Total approx. internal floor area = 1,370.9 sqft/ 127.9 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.

