



1 Linnet Cottages  
High Street  
Shirrell Heath  
SO32 2JH



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## 1 LINNET COTTAGES

**PRICE GUIDE: £295,000**

### The Property

This modern two bedroom end of terrace house was constructed approximately 20 years ago. It is located in the popular semi-rural village of Shirrell Heath which is not far from the historic village of Wickham. It is double glazed throughout, has gas central heating and enjoys views over the countryside to the rear from the first floor, The property also benefits from having two allocated parking spaces and an enclosed garden. Viewing is very highly recommended.

- \* **NO ONGOING CHAIN\***
- \* **ENTRANCE HALL \* CLOAKROOM\***
- \* **LIVING ROOM \* KITCHEN\* CONSERVATORY\***
- \* **TWO BEDROOMS \* SHOWER ROOM\***
- \* **ENCLOSED GARDEN \*TWO PARKING SPACES\***
- \* **POPULAR SEMI-RURAL LOCATION\***

### The Location

Shirrell Heath is a popular semi-rural village close to the historic village of Wickham 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

Turn right out of Wickham Square, proceed, then turn right to Shirrell Heath, just after the left hand fork to Botley. On entering the village the property can be found on the right hand side where indicated by our For Sale Board.

### ACCOMMODATION

#### CANOPY PORCH

Double glazed front door opening to:

#### ENTRANCE HALL

Staircase to first floor, radiator, doors opening to:

#### CLOAKROOM

Low level W.C., wash hand basin with tiled splash back, extractor\*, radiator.

#### KITCHEN

Double glazed windows to front and side, fitted with a range of wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with cupboard below, partly tiled walls, built in electric oven\*, gas hob\* with extractor\* over, space for fridge/freezer, plumbing for washing machine, wall mounted gas boiler\* servicing central heating\* and hot water system\*, radiator.

#### LIVING ROOM

Double glazed window to side, fireplace surround with fitted gas coal effect fire\*, understairs cupboard, radiator, double glazed casement doors opening to:

#### CONSERVATORY

Double glazed windows to sides and rear, pitched roof, Baxi wall heater\*, double glazed casement doors opening onto garden.

### FIRST FLOOR

#### LANDING

Loft hatch, built in cupboard, radiator, doors opening to:

#### BEDROOM ONE

Double glazed window to rear with views over countryside, radiator.

#### BEDROOM TWO

Double glazed windows to front, radiator.

#### SHOWER ROOM

Double glazed window to side, suite comprising of tiled shower cubicle, low level W.C., pedestal wash hand basin, extractor\*, radiator.

### OUTSIDE

The **FRONT GARDEN** has an area of lawn, numerous shrubs and borders and 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 a shed. Pedestrian gate opening to rear where there are **TWO ALLOCATED PARKING SPACES**.

**Services:** All main services.

**Tenure:** Freehold.

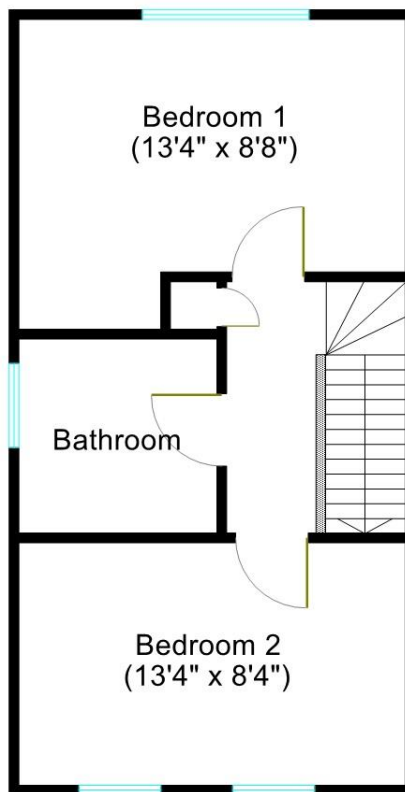
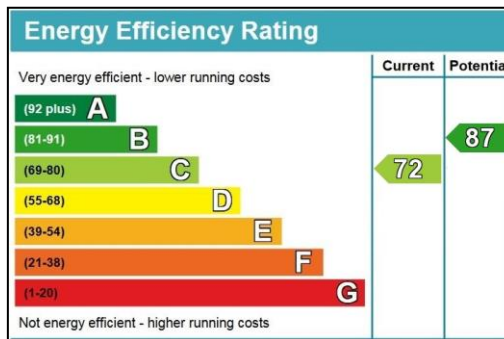
**Local Authority:** Winchester District Council.

**Council Tax Band:** D

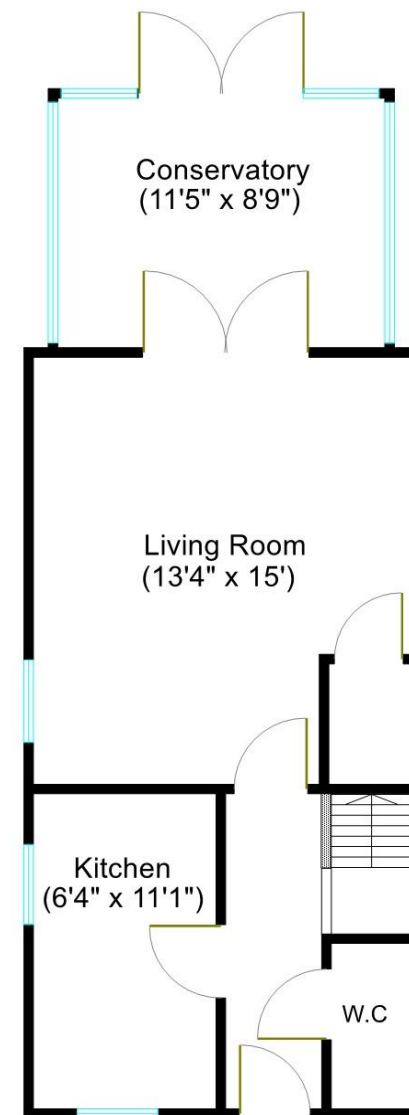
**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered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

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





First Floor



Ground Floor

Total Approx. internal floor area = 796.8 sq ft / 74 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.

