



55 Wykeham Field
Wickham
Hampshire
PO17 5AD



BYRNE
RUNCIMAN

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55 WYKEHAM FIELD

PRICE GUIDE: £290,000

The Property

A mid terrace house close to the centre of the historic village of Wickham which offers all local amenities. Number 55 is believed to have been built in the 1960s and is a three bedroom family house with an enclosed rear garden and garage. It has the benefit of a utility room, double glazing, gas central heating and a cloakroom on the ground floor. It is well presented throughout so viewing is very highly recommended.

- * **NO ONGOING CHAIN ***
- * **LOUNGE/DINING ROOM ***
- * **KITCHEN * UTILITY ROOM ***
- * **THREE BEDROOMS * BATHROOM ***
- * **ENCLOSED REAR GARDEN ***
- * **GARAGE * PARKING SPACE ***
- * **VILLAGE LOCATION ***

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 network.

Directions

From our offices travel down Bridge Street and at the junction by the church turn right onto School Road and after a short distance turn right again into Wykeham Field and the property will be found immediately on the right hand side.

ACCOMMODATION

CANOPY PORCH Front door, with adjacent double glazed window panel, opening to:

ENTRANCE HALL Staircase to first floor, radiator, doors opening to:

CLOAKROOM Double glazed window to front, low level WC, wash hand basin with tiled splash back, radiator.

LOUNGE/DINING ROOM Double glazed window to front, double glazed window to rear, double glazed door opening onto rear garden, chimney breast with fitted electric fire*, radiators.

KITCHEN Double glazed window to rear, fitted with a range of wall and base unit with work surfaces over, stainless steel sink unit with cupboard below, built in electric oven*, electric hob* with extractor* over, space for fridge/freezer, integrated freezer*, under stairs cupboard, radiator, archway to Lounge/Dining Room, door to:

REAR PORCH Double glazed window to side, door to garden, radiator, door to:

UTILITY ROOM Double glazed windows to side and rear, wall and base unit with work surface over, stainless steel sink unit with cupboard below, plumbing for washing machine, radiator.

FIRST FLOOR

LANDING Loft hatch, storage cupboard, doors opening to:

BEDROOM ONE Double glazed window to front, range of built in wardrobes, radiator.

BEDROOM TWO Double glazed window to front, radiator.

BEDROOM THREE Double glazed window to rear, built in cupboard housing gas boiler* servicing central heating* and hot water system*, radiator.

BATHROOM Double glazed window to rear, suite comprising panelled bath with electric shower* over, wash hand basin, low level w.c., partially tiled walls, ladder style radiator.

OUTSIDE

The **FRONT GARDEN** has some shrubs and a pathway to the front door.

The enclosed **REAR GARDEN** is low maintenance, a patio area, some shrubs and borders and a pedestrian gate to the rear.

GARAGE up and over door to front, window to side, pedestrian door to garden.

SERVICES: All main services.

TENURE: Freehold.

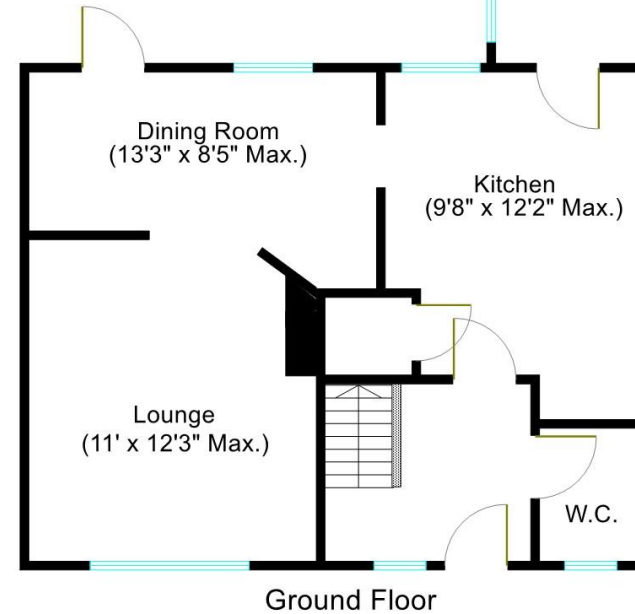
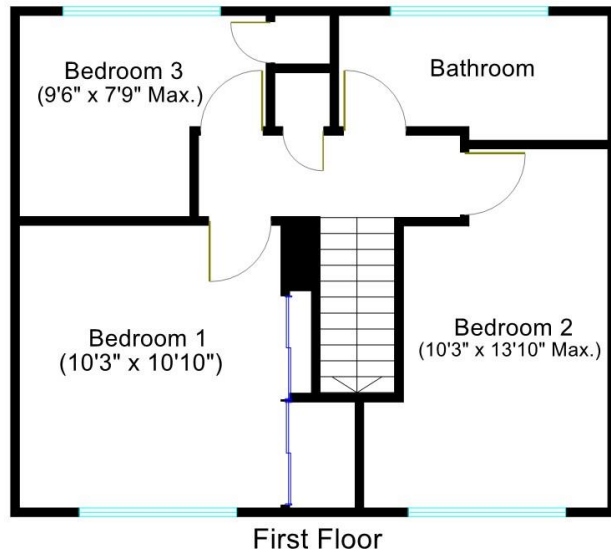
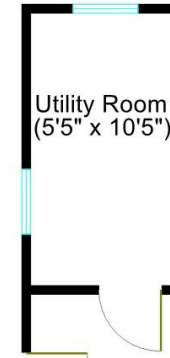
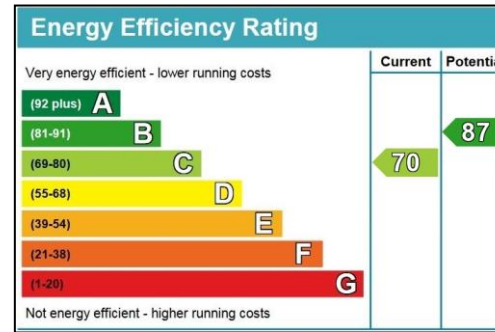
LOCAL AUTHORITY: Winchester District Council.

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.



Total Approx. internal floor area = 955.36 sq ft / 88.8 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.

