



48 Wykeham Field
Wickham
Hampshire
PO17 5AD

BR BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

48 WYKEHAM FIELD

O.I.E.O. £250,000

The Property

A mid terrace house close to the centre of the historic village of Wickham which offers all local amenities. Number 48 is believed to have been built in the 1960s and is a three bedroom family house with an enclosed rear garden. It has had the benefit of a single storey extension in latter years to provide a good sized kitchen/dining room. This property would benefit from some updating. Viewing is very highly recommended.

- * **NO ONGOING CHAIN ***
- * **LOUNGE* KITCHEN/DINING ROOM ***
- * **THREE BEDROOMS * TWO BATHROOMS ***
- * **ENCLOSED REAR GARDEN ***
- * **IN NEED OF UPDATING ***
- * **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 on the right hand side.

ACCOMMODATION

Double glazed front door opening to:

ENTRANCE PORCH Double glazed windows to front and sides, door opening to:

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

SHOWER ROOM Double glazed window to front, low level WC, wash hand basin, wet room style shower with drencher head, fully tiled walls and floor, heated towel rail.

LOUNGE Double glazed window to front, double glazed patio doors to rear opening onto garden, chimney breast with fitted gas fire*, radiator.

KITCHEN/DINING ROOM Double glazed window to side, fitted with a range of wall and base unit with work surfaces over, stainless steel sink unit with cupboard below, built in electric oven*, gas hob* with extractor* over, space for fridge/freezer, under stairs cupboard, plumbing for washing machine, radiator, double glazed door opening onto garden.

FIRST FLOOR

LANDING Loft hatch, storage cupboard housing gas boiler*servicing central heating* and hot water system*, doors opening to:

BEDROOM ONE Double glazed window to front, built in wardrobe, radiator.

BEDROOM TWO Double glazed window to front, built in wardrobe, radiator.

BEDROOM THREE Double glazed window to rear, built in cupboard, radiator.

BATHROOM Double glazed window to rear, suite comprising panelled bath, pedestal wash hand basin, low level w.c., partially tiled walls, heated towel rail.

OUTSIDE

The **FRONT GARDEN** is laid to lawn with a pathway to the front door.

The enclosed **REAR GARDEN** has a patio area, brick built outbuilding and a pedestrian gate to the rear.

SERVICES: All main services.

TENURE: Freehold.

LOCAL AUTHORITY: Winchester District Council.

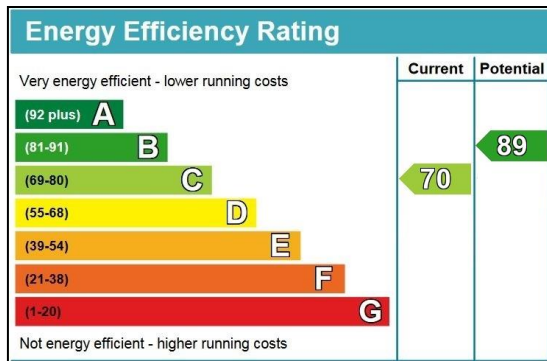
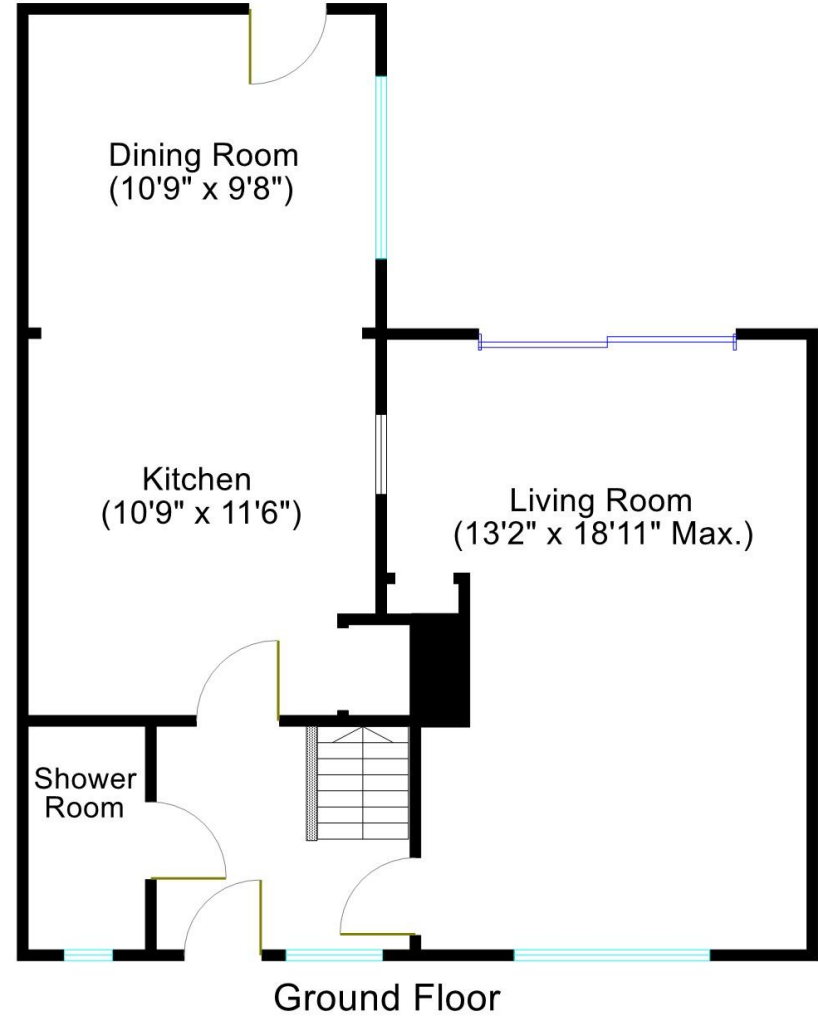
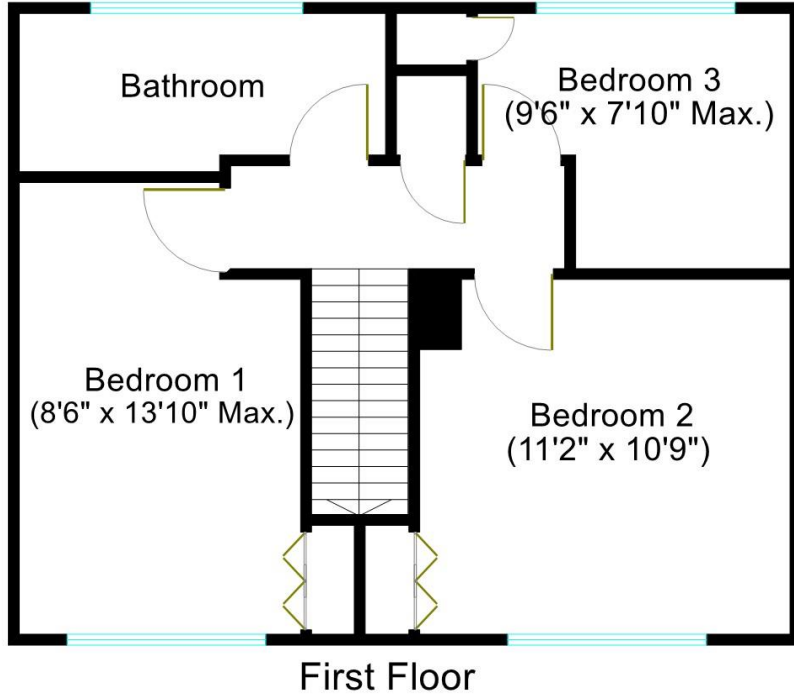
COUNCIL TAX BAND: C.

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 = 1,006.4 sq ft / 38.7 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.

