



28 Buddens Road
Wickham
Hampshire
PO17 5HQ



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28 BUDDENS ROAD

PRICE GUIDE: £380,000

The Property

Number 28 is an end of terrace house close to the centre of the historic village of Wickham which offers all local amenities. It stands in a large corner plot. This property due to its good sized garden has great potential to extend subject to any necessary planning permission. The accommodation offers a living room, kitchen/breakfast room, three bedrooms and a shower room. It is well presented throughout so viewing is very highly recommended.

- * **NO ONGOING CHAIN ***
- * **GREAT POTENTIAL ***
- * **GOOD SIZED GARDEN * GARAGE ***
- * **LIVING ROOM * KITCHEN/BREAKFAST ***
- * **THREE BEDROOMS * SHOWER ROOM ***
- * **VILLAGE LOCATION ***
- * **CLOSE TO ALL AMENITIES ***

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

Turn left from our offices into Station Road and then second left into Buddens Road where no 28 can be found on the left hand side just before Springfield Close.

ACCOMMODATION

Double glazed front door, with adjacent double glazed window panels, opening to:

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

LIVING ROOM Double glazed window to front, double glazed patio doors to rear opening onto garden, fire surround with fitted electric fire*, radiator, door opening to:

KITCHEN/BREAKFAST ROOM Double glazed windows to rear and side overlooking garden, fitted with a range of wall and base unit with work surfaces over, sink unit with cupboard below, partially tiled walls, built in electric oven*, gas hob*, space for refrigerator, plumbing for washing machine, under stairs cupboard, wall mounted gas boiler* servicing central heating* and hot water system*, radiator, door to:

SIDE ENTRANCE Double glazed window to front, double glazed door to garden.

FIRST FLOOR

LANDING Loft hatch, doors opening to:

BEDROOM ONE Double glazed windows to front and rear, built in wardrobes, radiator.

BEDROOM TWO Double glazed window to front, over stairs cupboard, radiator.

BEDROOM THREE Double glazed window to rear, radiator.

SHOWER ROOM Double glazed windows to rear, tiled wet room shower, pedestal wash hand basin, low level w.c., partially tiled walls, ladder style radiator.

OUTSIDE

The **FRONT GARDEN** has an area of lawn, some shrubs and a pathway to the front door and continuing to the side to the **REAR GARDEN** with an area of lawn, a patio area, some shrubs and borders and a shed. The remainder of the garden is to the side, lawned, numerous shrubs and borders, greenhouse and **GARAGE** Doors to front.

SERVICES: All main services.

TENURE: Freehold.

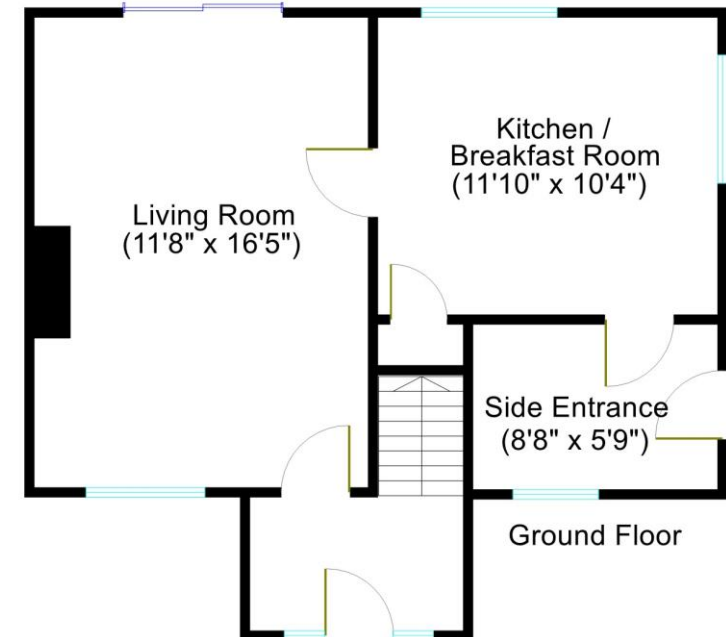
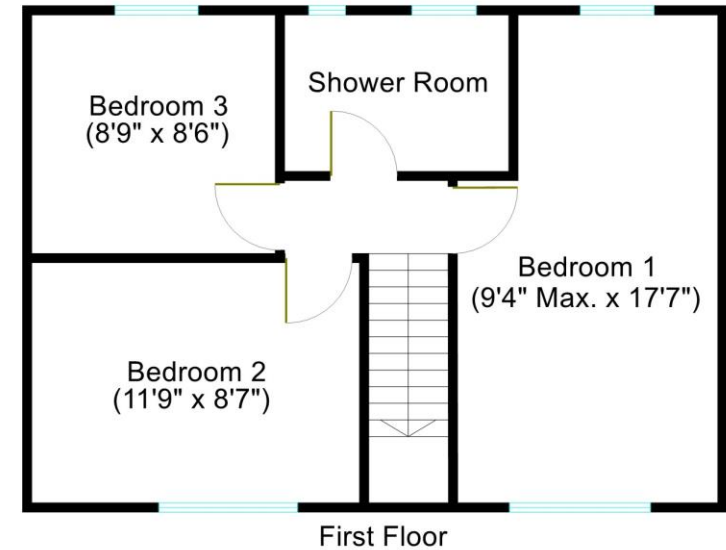
LOCAL AUTHORITY: Winchester District Council.

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.

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		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Approx. internal floor area = 857.4 sq ft / 79.6 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.

