



The Rectory Bungalow  
Southwick Road  
Wickham  
PO17 6HS



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## THE RECTORY BUNGALOW

**PRICE GUIDE: £495,000**

### The Property

The Rectory Bungalow is a detached dwelling on the outskirts of Wickham Village which offers all local amenities. It stands in a good sized garden with a sunny orientation backing onto fields. The property is in need of updating throughout and has the potential to extend if needed, subject to any required planning permission. The current accommodation has a living room, kitchen/dining room, three bedrooms and a shower room. Outside has a single garage which is in need of repair. Viewing is very highly recommended.

- \* **NO FORWARD CHAIN\***
- \* **OUTSKIRTS OF WICKHAM VILLAGE\***
- \* **IN NEED OF UPDATING\***
- \* **LIVING ROOM\* KITCHEN/DINING ROOM\***
- \* **THREE BEDROOMS\* SHOWER ROOM\***
- \* **GARAGE IN NEED OF REPAIR\***
- \* **GOOD SIZED GARDEN BACKING ONTO FIELDS\***

### 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.

### Directions

At the crossroads by the church take the B2177, Southwick Road. Proceed for approximately half a mile and the property can be found on the right hand side just before Pines.

### ACCOMMODATION

Canopy porch, front door opening to:

### ENTRANCE

Wall mounted heater\*, doors opening to:

### SHOWER ROOM

Double glazed window to front, suite comprising tiled shower cubicle, pedestal wash hand basin, low level W.C, partially tiled walls, ladder style radiator.

### INNER HALLWAY

Loft hatch, radiator, doors opening to:

### BEDROOM THREE

Double glazed window to front, radiator.

### BEDROOM TWO

Double glazed window to side, radiator.

### BEDROOM ONE

Double glazed window to rear overlooking garden, built in cupboard, radiator.

### LIVING ROOM

Double glazed patio doors opening onto garden, double glazed window to side, fitted gas fire\* with back boiler\* servicing central heating\* and hot water system\*, radiator.

### KITCHEN/DINING ROOM

Double glazed windows to side, fitted with wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, electric cooker point, space for refrigerator, door to side.

### OUTSIDE

The **FRONT GARDEN** has a pathway to the front door, an area of lawn and some shrubs. Access on both sides of the property to the rear garden.

To one side there is a **SINGLE GARAGE** (in need of repair) with up and over door to the front.

The good sized **REAR GARDEN** is mainly laid to lawn with some shrubs and borders. The garden has the benefit of a sunny orientation and backs onto fields.

**TENURE:** Freehold.

**SERVICES:** All main services.

**LOCAL AUTHORITY:** Winchester.

**COUNCIL TAX BAND:** E

**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.

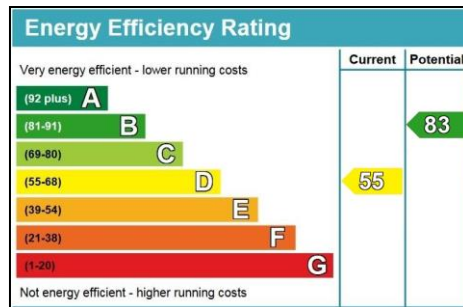
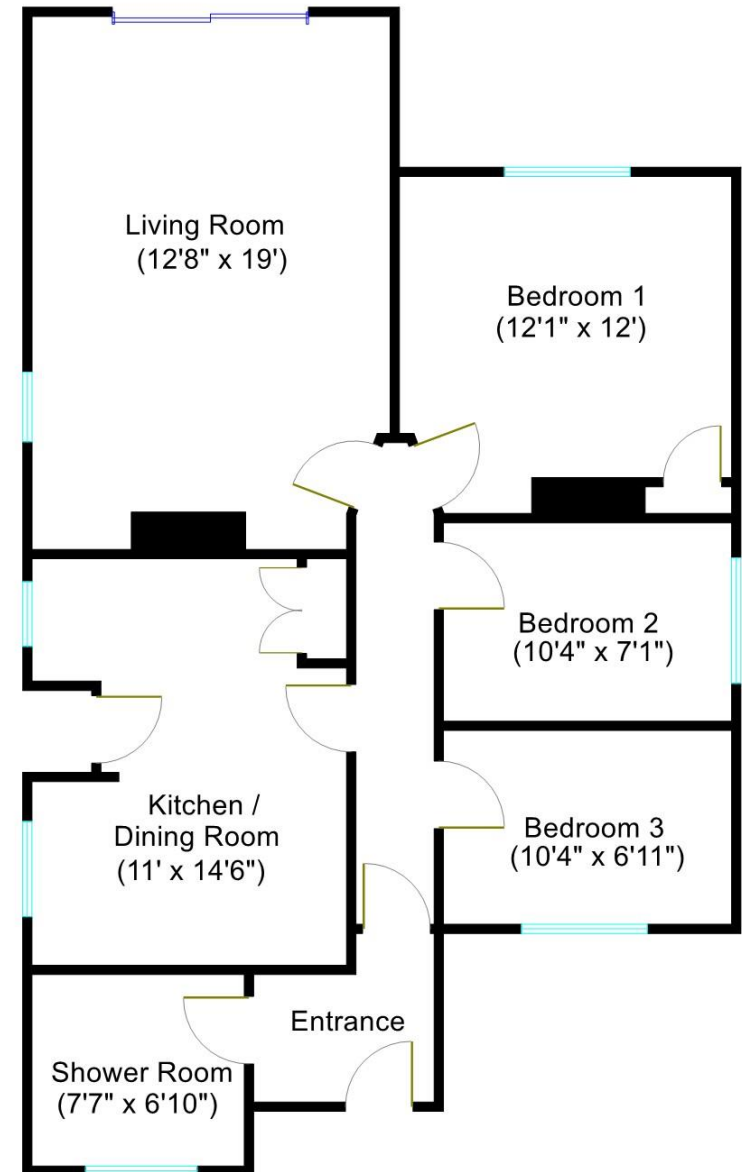
**Viewing** strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.







Total approx. internal floor area = 835.8 sq ft / 77.6 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.
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