



6 The Spur  
Wickham  
Hampshire  
PO17 6LQ

**BR** BYRNE  
RUNCIMAN

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## 6 THE SPUR

**PRICE GUIDE: £395,000**

### The Property

Number 6 is a semi-detached house in a cul-de-sac location, updated by the present owner, and within walking distance to the historic village of Wickham which offers all local amenities. This property due to its good sized garden that backs onto a field has great potential to extend subject to any necessary planning permission. The accommodation offers a kitchen/breakfast room, conservatory, lounge, three bedrooms, two bathrooms and the benefit of driveway parking. Viewing is very highly recommended.

- \* **OVERLOOKING FIELD AND COUNTRYSIDE** \*
- \* **SECLUDED GOOD SIZED GARDEN** \*
- \* **LOUNGE \* CONSERVATORY \* DRIVEWAY** \*
- \* **KITCHEN/BREAKFAST ROOM** \*
- \* **THREE BEDROOMS \* TWO BATHROOMS** \*
- \* **CLOSE TO AMENITIES\* GREAT POTENTIAL** \*

### 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 then second left into Buddens Road then first right into Elizabeth Road. Bear round to the right into the Spur. No 6 is on the right hand side.

### ACCOMMODATION

Double glazed front door, opening to:

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

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

**LOUNGE** Double glazed windows to front and rear, double glazed door to rear opening onto garden, open fireplace, low level under stairs cupboard, radiator.

**KITCHEN/BREAKFAST ROOM** Double glazed casement doors opening onto garden, fitted with a range of wall and base unit with work surfaces over, sink unit with cupboard below, partially tiled walls, electric cooker point\*with extractor over\*, fitted 'look through' wall aquarium\*, space for fridge/freezer, plumbing for washing machine, porcelain floor tiles, contemporary radiator, opening to:

**CONSERVATORY** Double glazed windows to front, side and rear, porcelain floor tiles, radiator, double glazed door opening to garden.

### FIRST FLOOR

**LANDING** Double glazed window to rear overlooking garden and field beyond, doors opening to:

**BEDROOM ONE** Double glazed windows to front and side, wall to ceiling fitted bespoke wardrobes, eaves storage cupboard housing gas boiler\* servicing central heating\* and hot water system\*, loft hatch radiator.

**BEDROOM TWO** Double glazed window to rear overlooking garden and field beyond, built in wardrobe, radiator.

**BEDROOM THREE** Double glazed window to front, eaves storage cupboard, door opening to:

**ENSUITE BATHROOM** Skilling ceiling, suite comprising panelled bath, vanity basin with cupboard below, low level w.c., partially tiled walls, extractor\*.

### OUTSIDE

The property is approached via a driveway offering parking.

The **FRONT GARDEN** is mainly laid to lawn, hedging, shrubs and borders and a pathway to the front door. There is access to the side of the property to the good sized **REAR GARDEN** which is mainly laid to lawn, a decked area, numerous shrubs and borders. Backing onto a field and countryside beyond..

**SERVICES:** All main services.

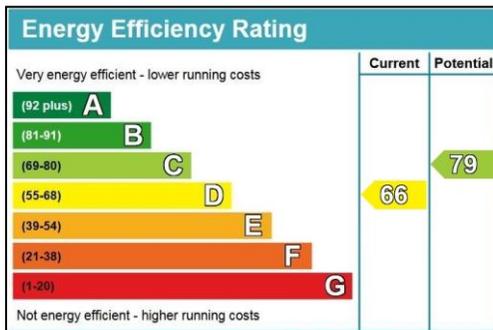
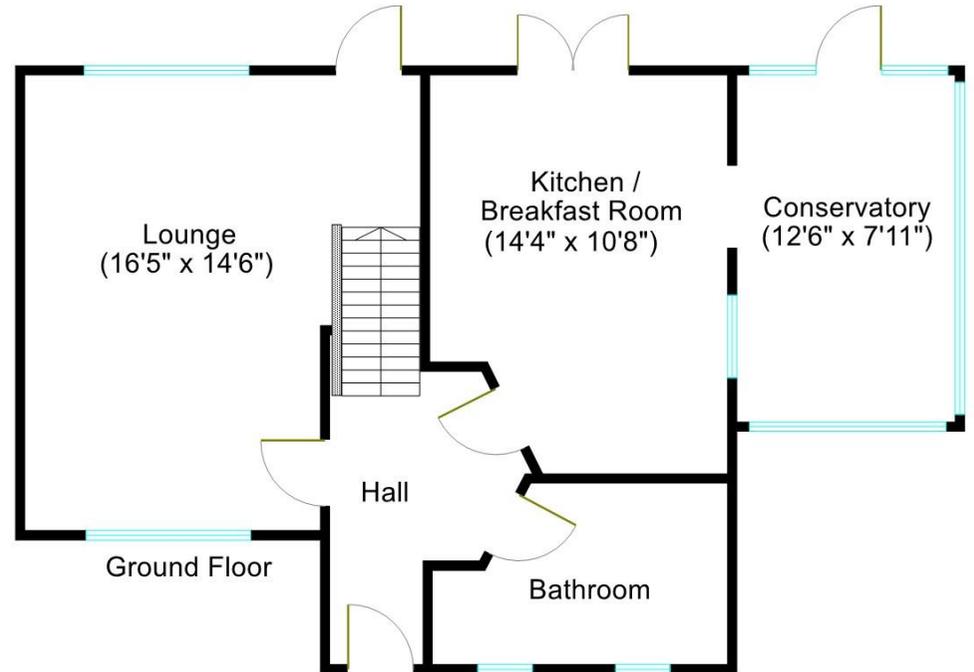
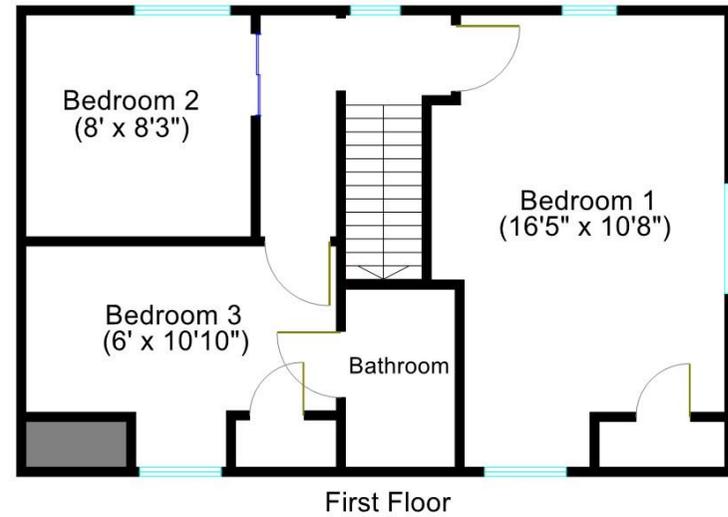
**TENURE:** Freehold.

**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.



**Total Approx. internal floor area = 987.3 sq ft / 91.7 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.

