



22 Manor Close
Wickham
Hampshire
PO17 5BZ

BR **BYRNE
RUNCIMAN**

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22 MANOR CLOSE

PRICE GUIDE: £515,000

The Property

Number 22 Manor Close is a modern detached property believed to have been built in the 1970's. It stands in a mature cul-de-sac within walking distance of the historic Wickham Square and all its amenities. It benefits from its popular location, front and rear gardens, off road parking and a garage. It has had the benefit of a refitted kitchen and shower room. Viewing is highly recommended.

- * **NO ONWARD CHAIN** *
- * **LIVING ROOM * DINING ROOM * KITCHEN** *
- * **FOUR BEDROOMS * SHOWER ROOM** *
- * **GARAGE * DRIVEWAY PARKING** *
- * **ATTRACTIVE GARDENS TO FRONT AND REAR** *
- * **CLOSE TO WICKHAM SQUARE** *

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 out of Wickham Square and then take the third turning on the right into Manor Close. Follow the road round where number 22 can be found, backing onto Recreation Ground.

ACCOMMODATION

CANOPY PORCH Double glazed front door opening to:
ENTRANCE HALL Return staircase to first floor, under stairs cupboard, radiator, doors opening to:

CLOAKROOM double glazed window to side, low level w.c., wash hand basin, radiator.

DINING ROOM Double glazed bow window to front, radiator.

KITCHEN Double glazed window to front, fitted with a range of wall and base units with work surfaces over, inset stainless steel sink unit with cupboard below, built in electric oven*, electric hob* with extractor over*, integrated fridge/freezer* and slimline dishwasher*, plumbing for washing machine, door opening to garage.

LIVING ROOM Double glazed window to rear, double glazed casement doors, with adjacent double glazed window panel, opening onto garden, radiator.

FIRST FLOOR

LANDING Double glazed window to side, airing cupboard housing hot water tank, loft hatch, doors opening to:

BEDROOM ONE Double glazed window to front, vanity basin with tiled splashback and cupboards below, radiator.

BEDROOM TWO Double glazed window to front, radiator.

BEDROOM THREE Double glazed window to rear overlooking garden and recreation ground, wardrobe cupboard, radiator.

BEDROOM FOUR Double glazed window to rear overlooking garden and recreation ground, wardrobe cupboard, radiator.

SHOWER ROOM Double glazed window to side, suite comprising large tiled shower cubicle with glazed screen, low level w.c., wash hand basin with cupboard below, fully tiled walls, ladder style radiator.

OUTSIDE

The property has a driveway offering parking and leading to the attached **SINGLE GARAGE** with an electric roller shutter door*, double glazed window to rear, wall mounted gas boiler* servicing central heating* and hot water system*, double glazed door to garden. The **FRONT GARDEN** is laid to lawn with some shrubs, a pathway to the front door and pedestrian access to the side of the property opening onto the **REAR GARDEN** which is enclosed by fencing and hedging, has a paved patio, area of lawn, shrubs and borders, raised beds, shed and summerhouse.

Tenure: Freehold.

Services: All main services.

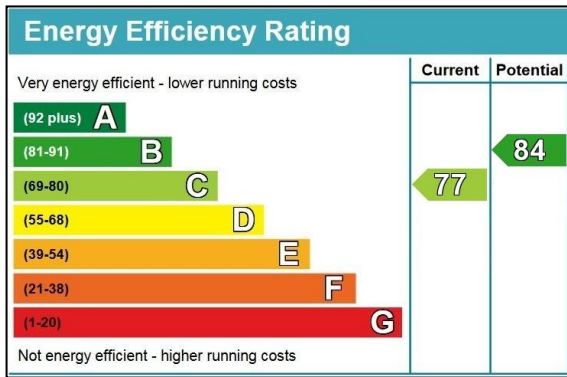
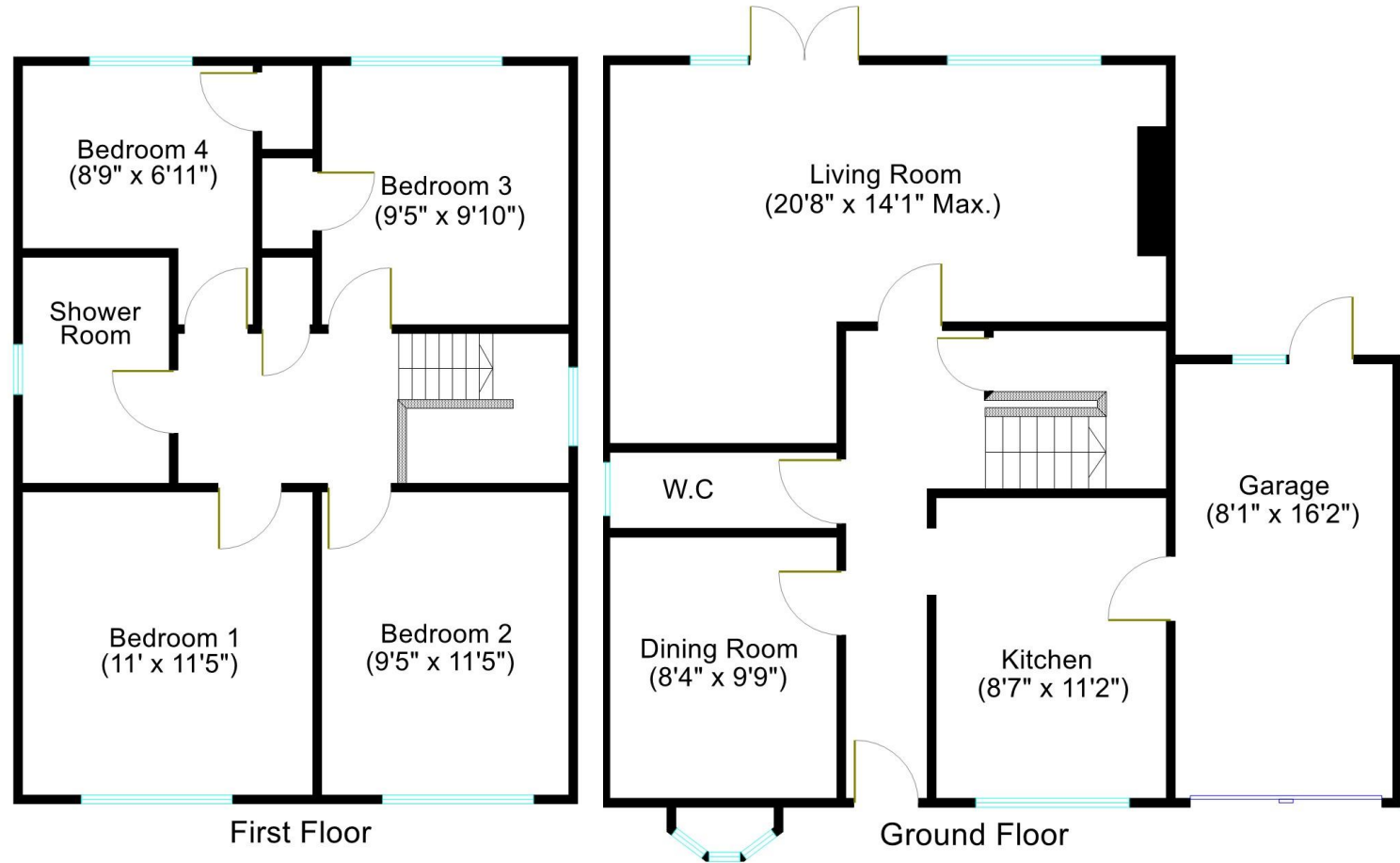
Local Authority: Winchester District Council.

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 only.

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





**Total Approx. internal floor area = 1,269.3 sq ft / 117.9 sqm
(To include the garage).**

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.

