



5 Partridge Way
Wickham
Hampshire
PO17 6BQ



BYRNE
RUNCIMAN

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5 PARTRIDGE WAY

PRICE GUIDE: £355,000

The Property

5, Partridge Way is a mid terrace two bedroom house constructed in 2021. It is within easy walking distance of the historic village square which offers all local amenities including doctors and dentist surgery and a good selection of shops, pubs and restaurants. It is double glazed throughout and has gas central heating. The property also benefits from having a carport and parking space and an enclosed attractive rear garden. It is well presented throughout so viewing is very highly recommended.

- * **NO ONGOING CHAIN ***
- * **ENTRANCE HALL * CLOAKROOM ***
- * **LIVING/DINING ROOM * KITCHEN ***
- * **TWO BEDROOMS * TWO BATHROOMS ***
- * **ATTRACTIVE ENCLOSED REAR GARDEN ***
- * **CAR PORT * PARKING SPACE ***
- * **CLOSE TO VILLAGE CENTRE ***

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

Turn left out of Wickham Square and at the roundabout by Shell garage go straight across. Turn first left then first right into Partridge Way and no 5 is on the left hand side.

ACCOMMODATION

CANOPY PORCH

Front door opening to:

ENTRANCE HALL

Staircase to first floor, radiator, doors opening to:

CLOAKROOM

Double glazed window to front. low level W.C., wash hand basin with tiled splashback and cupboard below, radiator.

KITCHEN

Double glazed window to front, fitted with a range of wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with cupboards below, built in electric oven*, induction hob* with extractor over*, integrated washing machine*, plumbing for dishwasher, space for fridge/freezer, wall cupboard housing gas boiler* servicing central heating* and hot water system*, radiator.

LIVING/DINING ROOM

Double glazed casement doors, with adjacent double glazed windows, opening to the rear garden, understairs cupboard, radiators.

FIRST FLOOR

LANDING

Airing cupboard housing hot water tank, doors opening to:

BEDROOM ONE

Double glazed window to front, range of built-in mirror fronted wardrobes, radiator, door opening to:

ENSUITE SHOWER ROOM

Double glazed window to front, suite comprising tiled shower cubicle, wash hand basin with tiled splashback and cupboard below, low level w.c., ladder styled radiator.

BEDROOM TWO

Double glazed window to rear, built in mirror fronted wardrobes, loft hatch, radiator.

BATHROOM

Double glazed window to front, suite comprising panelled bath with shower over, low level W.C., wash hand basin with tiled splashback and cupboard below, ladder style radiator.

OUTSIDE

The **FRONT GARDEN** has shrubs and borders and a pathway to the front door. The enclosed **REAR GARDEN** has a paved patio, area of astra turf and a pedestrian gate opening to rear where there is a **CARPORT** and **PARKING SPACE**.

Services: All main services.

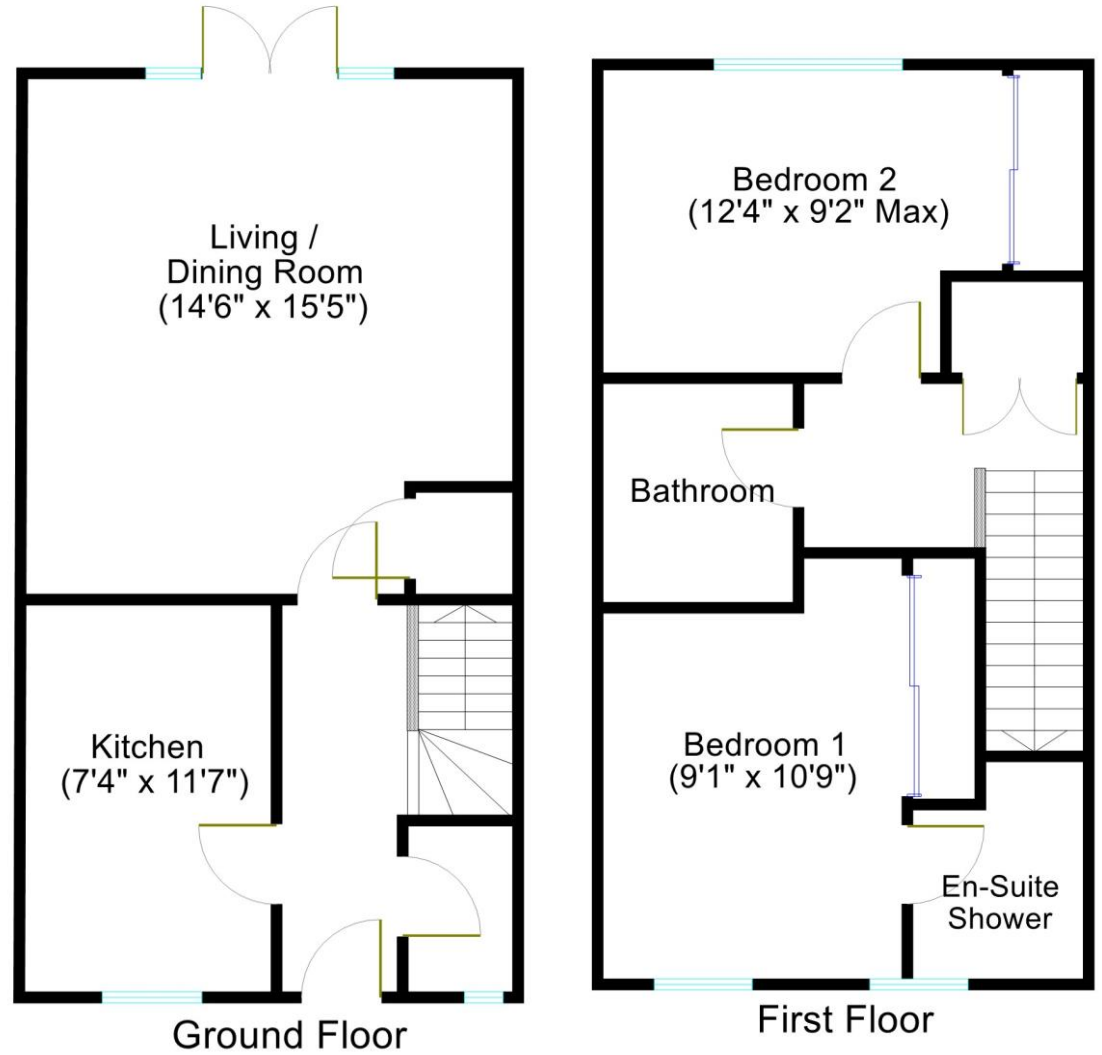
Tenure: Freehold.

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	87	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Total Approx. internal floor area = 800.9 sq ft / 74.4 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:

- 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.
- 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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