



10 Victoria Buildings
Victoria Road
Bishops Waltham
SO32 1BG



BYRNE
RUNCIMAN

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10 VICTORIA BUILDINGS

PRICE GUIDE: £234,000

The Property

A rare opportunity to acquire a Victorian character terraced cottage built in 1863 on the outskirts of the historic town of Bishops Waltham. The accommodation is arranged over three floors. It is in walking distance of the centre and all its amenities. The property would benefit from a certain amount of updating. Viewing is very highly recommended.

- * NO ONWARD CHAIN *
- * LIVING ROOM *
- * KITCHEN * SMALL CONSERVATORY *
- * MAIN BEDROOM * ATTIC ROOM *
- * BATHROOM *
- * GARDEN *
- * COMMUNAL PARKING TO REAR *

The Location

Bishops Waltham is a historic small town which offers all local amenities. It has easy access to the larger centres of Fareham and Hedge End which both link the M27 motorway network.

Directions

Turn right out of Wickham Square and proceed to Bishops Waltham. Continue over the roundabout and at the second larger roundabout take the third exit onto the Winchester Road, then the first left into Victoria Rd, the property is the first on the right as you turn into Victoria Road.

ACCOMMODATION

Steps to recessed, shared open entrance porch to **FRONT DOOR** opening to:

LIVING ROOM Double glazed windows to front, Jet Master coal effect gas fire* with tiled hearth, exposed wood flooring, open staircase to first floor, meter cupboard, radiators, door to:

KITCHEN Window to rear looking onto the conservatory, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, tiled floor, space for electric oven, door to:

CONSERVATORY Tiled floor, dwarf wall and double glazed window to side and rear, glazed door to garden.

FIRST FLOOR

LANDING Staircase to second floor, radiator and double glazed window to front, doors to:

BEDROOM Double glazed window to front, fitted with wardrobes either side of chimney breast, laminate flooring, radiator.

BATHROOM Window to rear, suite comprising panelled bath with electric shower* over, wash hand basin, low level w.c., partially tiled walls, laminate flooring, ladder style radiator, cupboard. Worcester gas boiler* servicing central heating* and hot water system*.

SECOND FLOOR

ATTIC ROOM Double glazed window to rear, exposed brick chimney, eaves storage cupboard.

OUTSIDE

The rear garden is enclosed with fencing and benefits from a patio area and stepping stones to rear access to the communal parking area.

SERVICES: All main services.

TENURE: Freehold

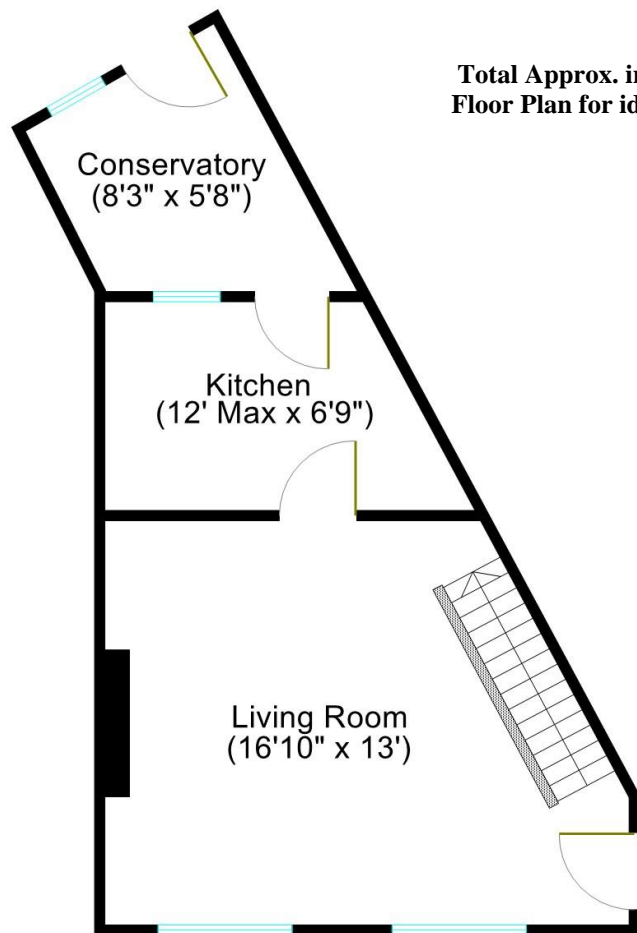
LOCAL AUTHORITY: Winchester City Council.

COUNCIL TAX BAND: B

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.*

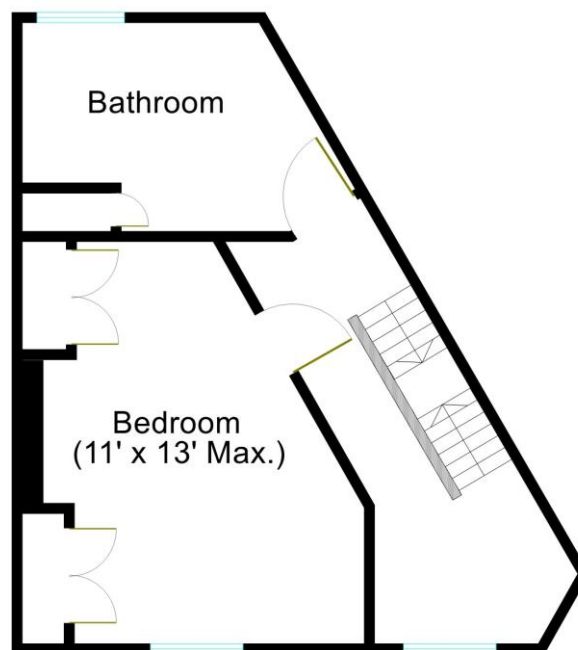
Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.



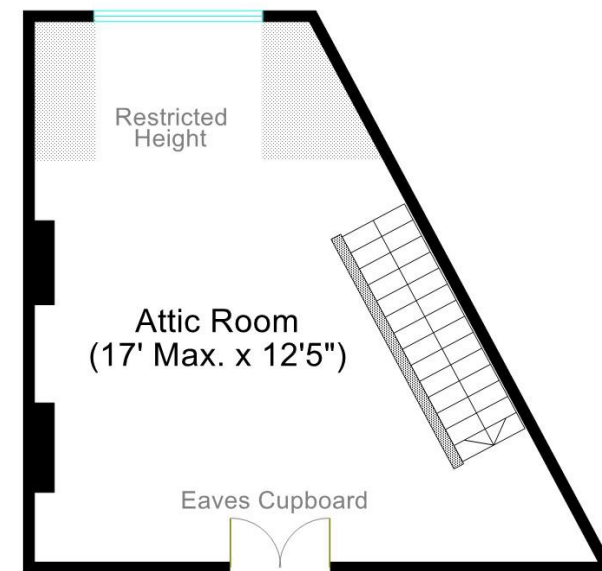


Ground Floor

Total Approx. internal floor area = 759 sq ft / 70.5 sqm.
Floor Plan for identification and guidance purposes only



First Floor



Second Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.

