



2 Totsome Cottages
Knowle
Hampshire
PO17 5LT



BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

2 TOTSOME COTTAGES

PRICE GUIDE: £380,000

The Property

An older style semi-detached house standing in an attractive good sized garden. It is in a popular semi-rural location close to the historic village of Wickham which offers all local amenities. The property would benefit from a certain amount of updating and has potential to extend subject to any necessary planning permission. Viewing is very highly recommended.

- * **NO FORWARD CHAIN***
- * **POPULAR LOCATION * GREAT POTENTIAL ***
- * **LIVING ROOM*KITCHEN*CONSERVATORY***
- * **THREE BEDROOMS* SHOWER ROOM***
- * **ENCLOSED GOOD SIZED REAR GARDEN***
- * **GARAGE * DRIVEWAY PARKING ***

The Location

Knowle is on the outskirts of the historic village of Wickham 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 then second right into Mayles Lane. Proceed along the lane and then turn left just before the railway bridge then first right where the property can be found on the left hand side.

ACCOMMODATION

Double glazed front door, opening to:

ENTRANCE HALL Staircase to first floor, under stairs cupboard, radiator, doors opening to:

SHOWER/WET ROOM Double glazed windows to rear and side, tiled shower area, low level w.c., vanity basin with cupboard below, under stairs cupboard, radiator.

SITTING ROOM Double glazed window to front, feature fireplace surround with fitted electric fire*, radiator, opening to:

DINING ROOM Double glazed casement doors opening to conservatory, radiator, door opening to:

KITCHEN Double glazed window to rear overlooking garden, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, built in electric oven*, electric hob* with extractor* over, radiator, double glazed door opening to:

CONSERVATORY Double glazed windows to side and rear overlooking garden, double glazed door opening onto garden.

FIRST FLOOR

LANDING Loft hatch, doors opening to:

BEDROOM ONE Double glazed window to rear, cupboard housing gas boiler* servicing central heating* and hot water system*, radiator.

BEDROOM TWO Double glazed window to front, radiator.

BEDROOM THREE Double glazed window to side, radiator.

OUTSIDE

The property is approached via a brick paved driveway offering parking and leading to the **GARAGE** with door to front. The **FRONT GARDEN** has numerous shrubs and borders and access to the side of the property opening onto the good sized enclosed **REAR GARDEN** which has a paved patio, areas of lawn, shrubs and borders, kitchen garden, fruit trees, greenhouse and shed.

SERVICES: All main services.

TENURE: Freehold

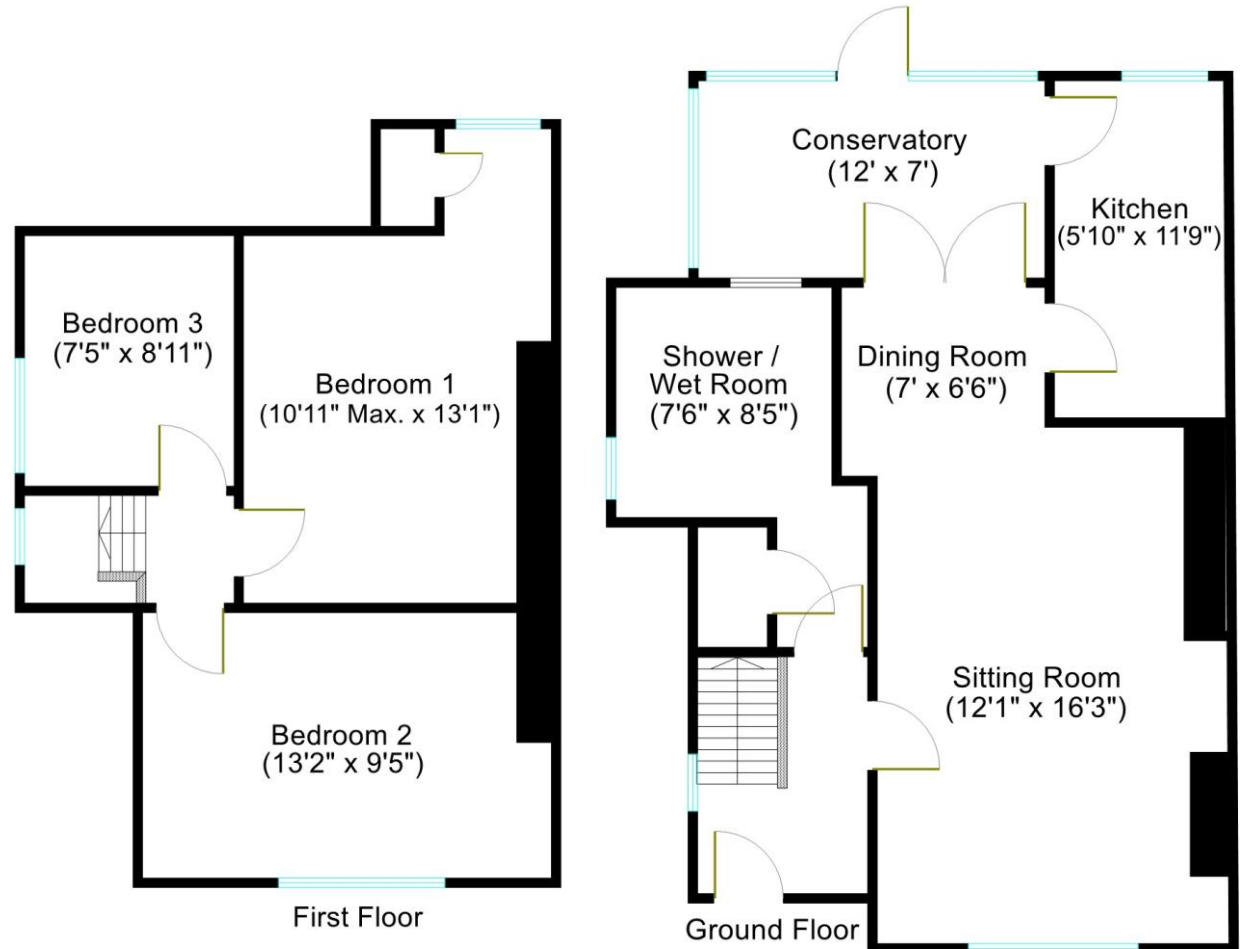
LOCAL AUTHORITY: Winchester City Council

COUNCIL TAX BAND: D

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 = 955.9 sq ft / 88.8 sqm
Floor Plan for identification and guidance purposes only.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.
- These particulars do not constitute any part of an offer or contract.

