



Rosslyne  
Hundred Acres Road  
Wickham PO17 6HY



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## ROSSLYNE

**O.I.R.O. £500,000**

### The Property

Rosslyne is a detached bungalow standing in a garden of 0.2 acres. It is in a popular semi-rural location very close to The Forest of Bere. This property has great potential and is in need of updating throughout. The accommodation offers two bedrooms, bathroom, sitting room and kitchen/breakfast room. It also has the benefit of a garage. Viewing is very highly recommended.

- \* **POPULAR SEMI-RURAL LOCATION\***
- \* **CLOSE TO THE FOREST OF BERE\***
- \* **GOOD SIZED GARDEN\* 0.2 ACRES\***
- \* **IN NEED OF UPDATING\***
- \* **GREAT POTENTIAL\***
- \* **SITTING ROOM\* KITCHEN/BREAKFAST ROOM\***
- \* **TWO BEDROOMS\* BATHROOM\* GARAGE\***

### The Location

A popular semi-rural location close to the Forest of Bere which offers excellent walking and riding countryside. It is approximately two miles from the historic village of Wickham which offers all local amenities and is close to the town of Fareham with easy access to the M27 motorway network.

### Directions

Leave Wickham square by the church and cross over the A32 to the B2177, Southwick Road. Proceed for approximately one mile and turn left into Hundred Acres Road and Rosslyne will be found on the right hand side where indicated by our For Sale board.

### ACCOMMODATION

**OPEN PORCH** Front door opening to:

**ENTRANCE HALL** Loft hatch, cupboard, airing cupboard housing hot water tank, wall mounted electric heater\*, radiator, doors opening to:

**BEDROOM TWO** Window to front, radiator.

**BEDROOM ONE** Window to rear overlooking garden, built in wardrobe, wall mounted electric heater\*, radiator.

**BATHROOM** Window to rear, suite comprising panelled bath, wash hand basin, low level w.c., partially tiled walls, radiator.

**SITTING ROOM** Window to front and sides, tiled fireplace, electric radiator, door opening to:

**KITCHEN** Windows to side and 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\*, solid fuel Rayburn\* servicing radiators and hot water, door opening to:

**LEAN TO/REAR PORCH** In need of repair, door opening to garden.

**OUTSIDE** The property is approached via a driveway leading to the rear of the property to an area for parking and the **DETACHED GARAGE** with door to front, power and light connected.

The **FRONT GARDEN** is mainly laid to lawn, hedging to front and some shrubs. Access at the side of the property to the **REAR GARDEN** which has areas of lawn, parking and turning area, fencing to one side, hedging to rear and other side, two sheds. The total plot is approximately 0.2 acres\*.

**TENURE:** Freehold.

**SERVICES:** Mains electricity and water supply. Private cesspit drainage\*.

**LOCAL AUTHORITY:** Winchester.

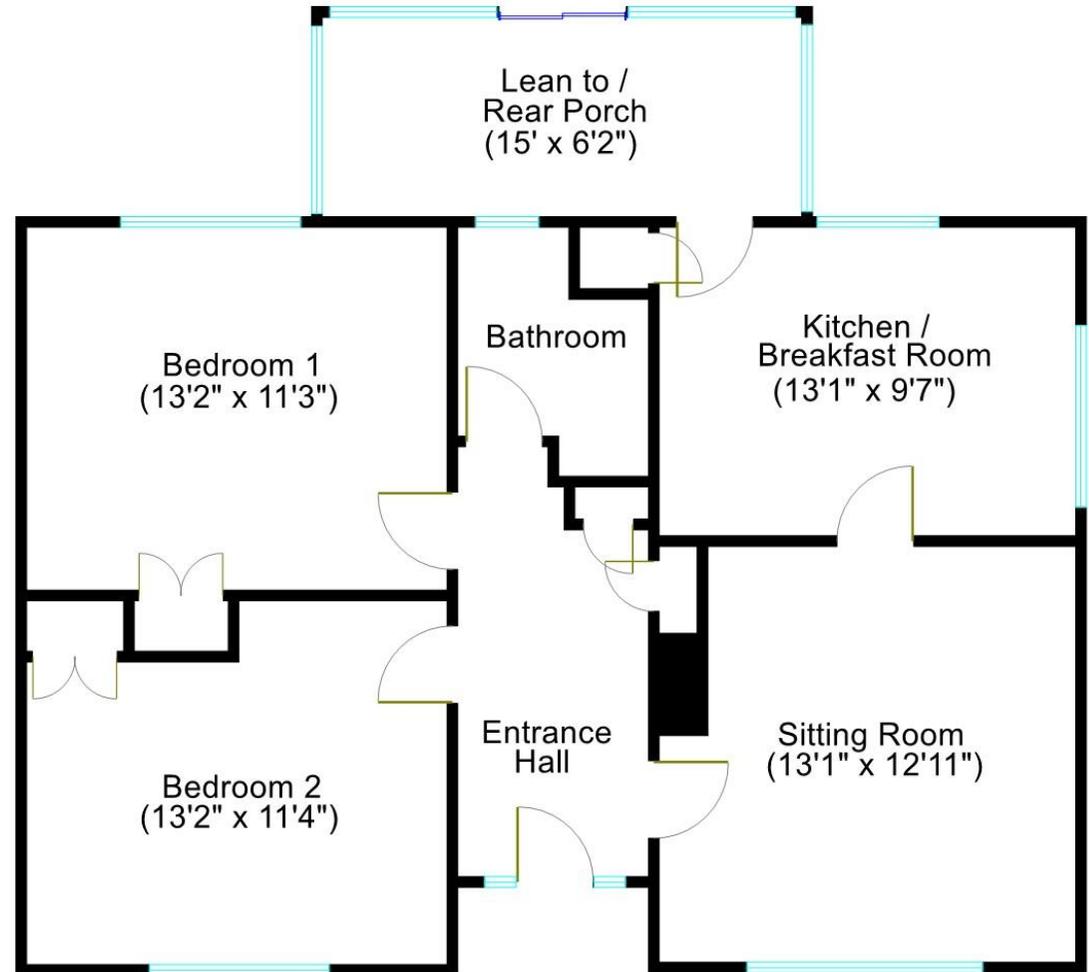
**COUNCIL TAX BAND:** E

**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.

**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		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G	16	
Not energy efficient - higher running costs			



Total approx. internal floor area = 825 sq ft / 76.6 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.

