



Rivermead
Spurlings Road
Fareham
PO17 6AA



BYRNE
RUNCIMAN

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RIVERMEAD

O.I.E.O. £400,000

The Property

Rivermead is a spacious detached house constructed around the early 1900's. It stands in a plot of 0.28 acres in a semi-rural location but close to the M27 motorway. It is in need of updating throughout but does have great potential. It also benefits from a detached garage with lean to extensions also in need of repair. Viewing is very highly recommended.

- * CHARACTER PROPERTY*
- * GREAT POTENTIAL*IN NEED OF UPDATING*
- * SITTING ROOM* DINING ROOM* STUDY*
- * KITCHEN/BREAKFAST ROOM* UTILITY ROOM*
- * FOUR BEDROOMS * TWO BATHROOMS*
- * GARDEN * PLOT OF 0.28 ACRES*
- * GARAGE WITH LEAN TO EXTENSIONS*
- * NO ONGOING CHAIN*

The Location

Fareham town centre is nearby and offers all amenities. It has easy access to the M27 motorway network and railway station.

Directions

From Wickham proceed on A32 towards Fareham. Just before the motorway slip road turn left, by Boundary Oak school, into Pook Lane, then turn right into Spurlings Road. Rivermead can be found on the right hand side.

ACCOMMODATION

Front door opening to:

ENTRANCE PORCH Double glazed windows to front and sides, door opening to:

ENTRANCE HALL Staircase to first floor, under stairs cupboard, night storage heater*, doors opening to:

DINING ROOM Double glazed windows to front and side, fireplace, night storage heater*.

STUDY/BEDROOM FIVE Double glazed windows to front and side, door to sitting room, night storage heater*.

INNER HALLWAY Door opening to rear lobby, doors opening to:

SITTING ROOM Double glazed window to side, brick fireplace, night storage heater*.

KITCHEN/BREAKFAST ROOM Double glazed windows to rear and side, wall and base units with work surfaces over, sink unit with cupboards below, partially tiled walls, Rayburn*, night storage heater*.

REAR LOBBY Window to side, door to garden, doors opening to:

UTILITY ROOM Window to rear, sink unit with cupboard below.

BATHROOM Window to rear, panelled bath, wash hand basin, low level w.c., electric radiator panel*

FIRST FLOOR

LANDING Loft hatch, airing cupboard, night storage heater*, doors opening to:

BEDROOM ONE Double glazed windows to front and side, night storage heater*.

BEDROOM TWO Double glazed window to front, built in wardrobe, radiator.

BEDROOM THREE Double glazed windows to rear and side, built in wardrobe, night storage heater*.

BEDROOM FOUR Double glazed window to rear, built in wardrobes, wall mounted heater*.

BATHROOM Double glazed window to rear, panelled bath, pedestal wash hand basin, low level w.c., partially tiled walls, loft hatch.

W.C. Double glazed window to rear, low level w.c.

OUTSIDE

The property is approached via wrought iron pedestrian gate to the:

FRONT GARDEN Brick walls to front and sides, an area of lawn and some shrubs and borders. Pathway to front door.

Pedestrian access to side of property to the:

REAR GARDEN Brick wall to side with an access gate, the garden is of a good size but is overgrown in parts.

DETACHED GARAGE In need of repair, of brick construction with a loft above, under a slate roof. Approximate dimensions 6.5m x 3.6m plus two lean to extensions 6.9m x 2.2m and 4.7m x 1.9m.

Tenure: Freehold.

Services: Mains electricity and water supply.

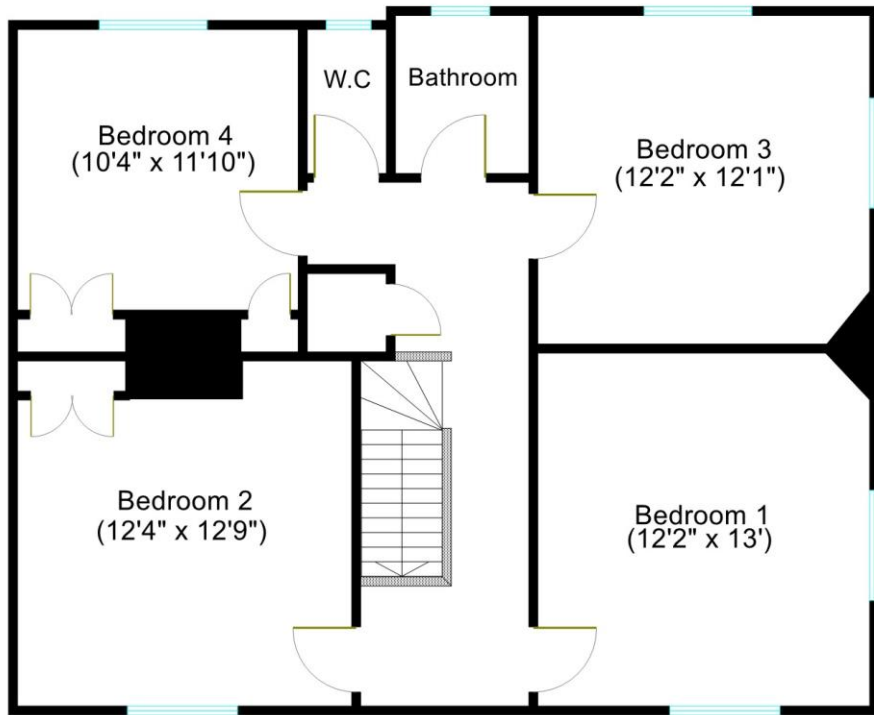
Local Authority: Fareham Council.

Council Tax Band: E

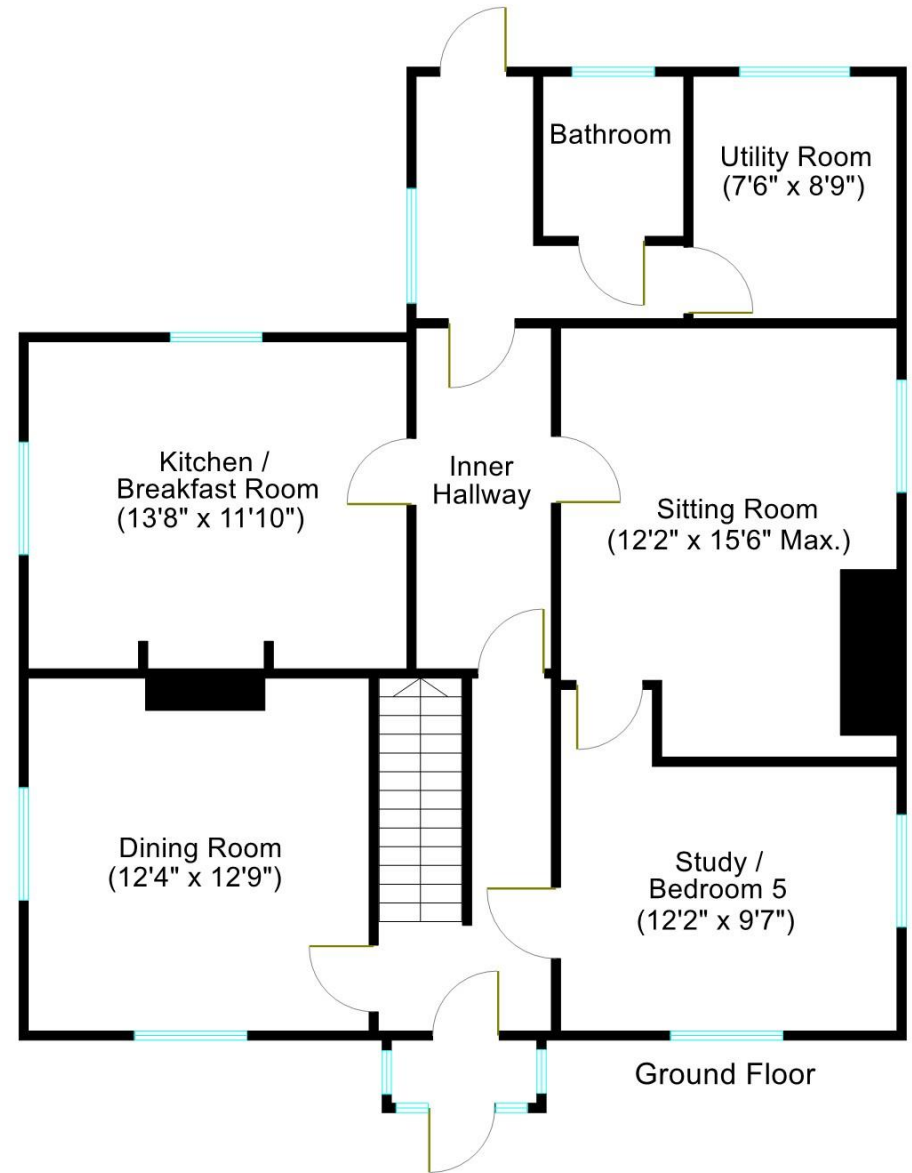
Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

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





First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
			82



Total Approx. internal floor area = 1,754.3 sq ft / 163 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.

