



Bruce Cottage  
Mill Lane  
Wickham  
PO17 5GX

**BR** BYRNE  
RUNCIMAN

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## BRUCE COTTAGE

**PRICE GUIDE: £350,000**

### The Property

Bruce Cottage is a three bedroom end of terraced house constructed in 2015. 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 an allocated 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** \* **FITTED KITCHEN** \*
- \* **THREE BEDROOMS** \* **SHOWER ROOM** \*
- \* **ATTRACTIVE ENCLOSED REAR GARDEN** \*
- \* **ALLOCATED 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

From our offices proceed along Station Road to the end, turn left onto Mill Lane and the property is on the left hand side.

### ACCOMMODATION

#### CANOPY PORCH

Front door opening to:

#### ENTRANCE HALL

Double glazed window to side, staircase to first floor, radiator, doors opening to:

#### CLOAKROOM

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

#### LIVING/DINING ROOM

Double glazed casement doors, with adjacent double glazed windows, opening to the rear garden, understairs cupboard, 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, partially tiled walls, built in electric oven\*, microwave\*, gas hob\* with extractor over\*, integrated fridge/ freezer\* and washing machine\*.

#### FIRST FLOOR

#### LANDING

Double glazed window to side, loft hatch, doors opening to:

#### BEDROOM ONE

Double glazed window to front, range of built-in wardrobes, radiator.

#### BEDROOM TWO

Double glazed window to rear, radiator.

#### BEDROOM THREE

Double glazed window to rear, radiator.

#### SHOWER ROOM

Double glazed window to front, suite comprising of large shower cubicle, low level W.C., wash hand basin with drawer below, cupboard housing gas boiler\*, servicing central heating\* and hot water system\*, ladder style radiator.

### OUTSIDE

The **FRONT GARDEN** has an area of lawn, shrubs and borders and a pathway to the side of the property with gate opening to the enclosed **REAR GARDEN** which has a paved patio, lawn, some shrubs and borders and a pedestrian gate opening to rear where there is a **COMMUNAL BIKE STORE** and an **ALLOCATED PARKING SPACE**.

**Services:** All main services.

**Tenure:** Freehold.

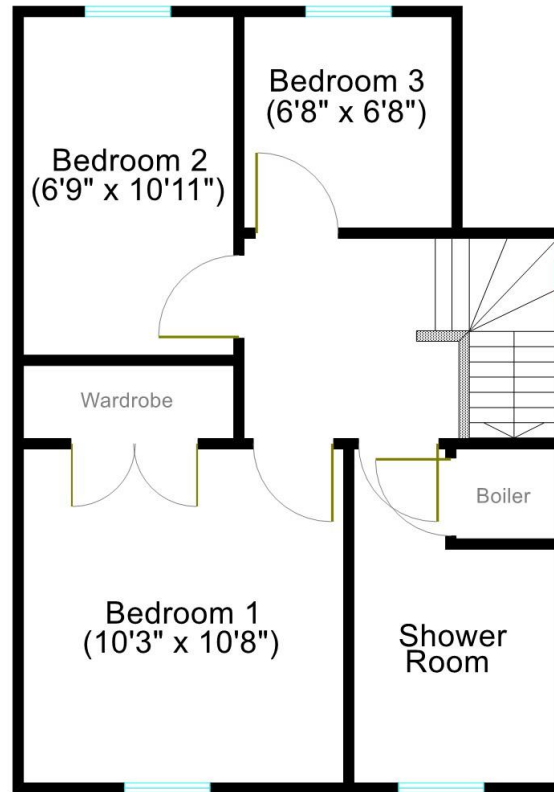
**Local Authority:** Winchester District Council.

**Council Tax Band:** C

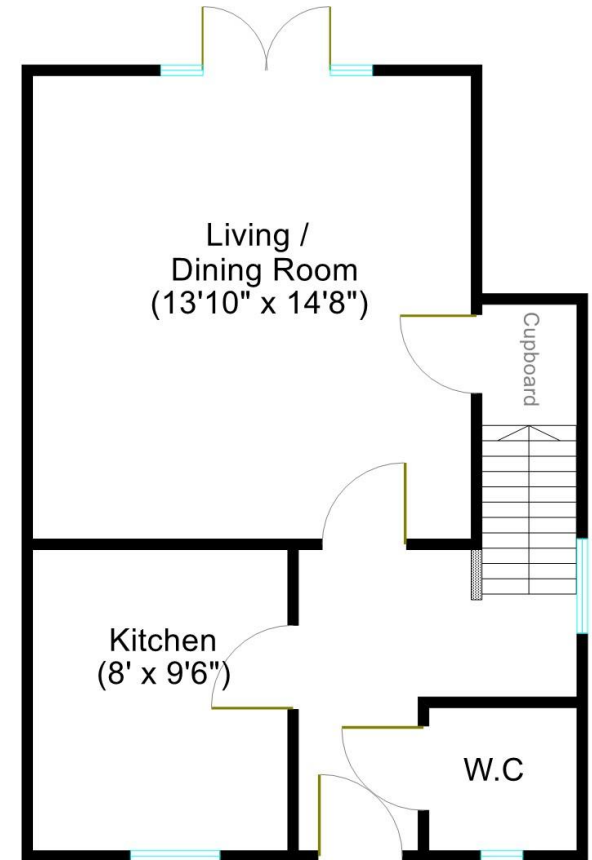
**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	90
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



Total Approx. internal floor area = 785.8 sq ft / 73 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.
- These particulars do not constitute any part of an offer or contract.



