



1 Cases Bakery Close
Wickham
Hampshire
PO17 5QH

BR BYRNE
RUNCIMAN

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1 CASES BAKERY CLOSE

PRICE GUIDE: £227,499 - 70% SHARE

The Property

An opportunity to purchase a 70% shared equity village property, the lease restricts staircasing so the remaining 30% share cannot be purchased. No 1, Cases Bakery Close is an end of terrace two bedroom house which was converted and extended and made into dwellings in 2000 from the original bakery shop dating back to the late 1890's. It is in walking distance of the historic village square which offers all local amenities. It is double glazed throughout and has gas central heating. The property also benefits from having a garage and parking space. Viewing is very highly recommended.

- * NO ONGOING CHAIN *
- * SHARED EQUITY * 70% SHARE *
- * LIVING/DINING ROOM *
- * KITCHEN/BREAKFAST ROOM *
- * TWO BEDROOMS * BATHROOM *
- * GARAGE * 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

Turn left out of our offices and proceed along Station Road then take the first left into Cases Bakery Close and no 1 is the first property on the left, it fronts onto Station Road.

ACCOMMODATION

CANOPY PORCH

Front door opening to:

ENTRANCE HALL

Staircase to first floor, radiator, panelled doors opening to:

KITCHEN/BREAKFAST ROOM

Double glazed window to side, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboard below, built in electric oven*, gas hob* with extractor over*, plumbing washing machine*, space for fridge/freezer, wall mounted gas boiler* servicing central heating* and hot water system*, radiator.

LIVING/DINING ROOM

Double glazed windows to front and side, double glazed casement doors, with adjacent double glazed windows, opening to the garden, radiators.

FIRST FLOOR

LANDING

Double glazed window to front, airing cupboard, panelled doors opening to:

BEDROOM ONE

Double glazed windows to side, built in wardrobe, loft hatch, radiator.

BEDROOM TWO

Double glazed windows to front and side, loft hatch, radiator.

BATHROOM

Double glazed window to side, suite comprising panelled bath with shower over, low level W.C., pedestal wash hand basin, partially tiled walls, ladder style radiator.

OUTSIDE

The **FRONT GARDEN** has shrubs and borders and a pathway to the front door. The small enclosed

REAR GARDEN has a paved patio area, some shrubs and borders, steps up to garage and a pedestrian gate opening to the front.

GARAGE Up and over door to front, loft hatch, pedestrian door to side.

PARKING SPACE In front of garage.

Services: All main services.

Tenure: Leasehold – the vendor is in the process of extending to a 990 year lease and is included in the asking price. The lease extension is to be synchronised on completion of the sale - the buyer will benefit from the extension on completion.

Ground Rent: Nil ground rent. There is no shared ownership rent payable on the remaining 30% share retained by A2Dominion.

Service Charge: £246.96 for 2022/23 for the Buildings Insurance, 2024/25 tbc.

Local Authority: Winchester District Council.

Council Tax Band: B

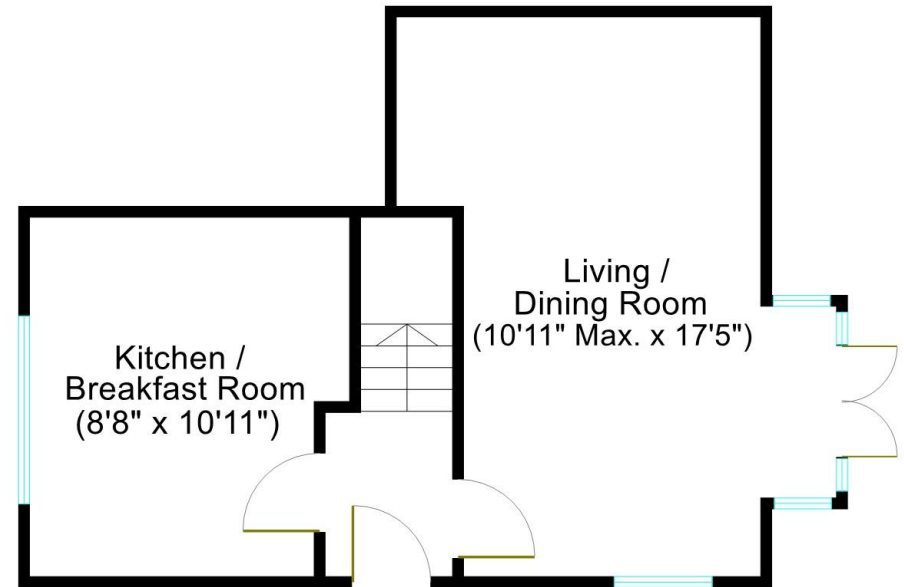
Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered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

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

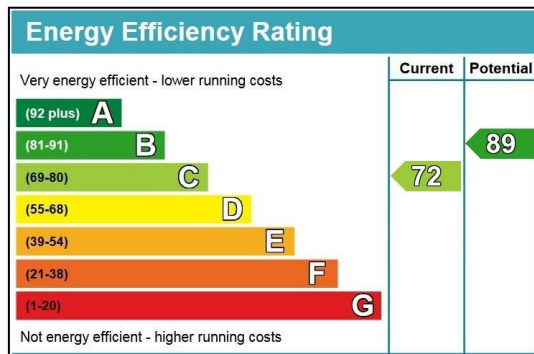




First Floor



Ground Floor



Total Approx. internal floor area = 630 sq ft / 58.5 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.

