



3 Wickham Croft
Wickham
Hampshire
PO17 5NL



BYRNE
RUNCIMAN

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3 WICKHAM CROFT

PRICE GUIDE: £300,000

The Property

Wickham Croft is a spacious three storey town house in a central location in the historic village of Wickham at the southern end of the Meon Valley. It has a feature oriel window in the sitting room which overlook the attractive Square and the large well kept communal gardens. All the shops, pubs and restaurants and local amenities the village has to offer are very easily accessible. It is in need of updating. Viewing is very highly recommended.

- * **NO FORWARD CHAIN*VILLAGE LOCATION***
- * **LOUNGE/DINING ROOM ***
- * **KITCHEN* SITTING ROOM***
- * **THREE BEDROOMS * BATHROOM ***
- * **ATTRACTIVE COMMUNAL GARDEN ***
- * **GARAGE*VIEWS OVER WICKHAM SQUARE***

The Location

Wickham is an historic village at the southern end of the Meon Valley offering all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network.

Directions

Wickham Croft is directly opposite Wickham Square. Vehicular access via Tanfield Lane.

ACCOMMODATION

Double glazed front door opening to:

ENTRANCE HALL Return staircase to first floor, built in cupboards, radiator, doors opening to:

KITCHEN Double glazed window to front, fitted with a range of wall and base units with work surfaces over, inset sink unit with cupboard below, partially tiled walls, gas cooker point* with extractor* over, space for refrigerator, wall mounted gas boiler* servicing central heating* and hot water system*.

LOUNGE/DINING ROOM Double glazed patio doors opening onto the communal garden, fireplace surround with fitted electric fire*, under stairs cupboard, radiator.

FIRST FLOOR

LANDING Return staircase to second floor, range of built in cupboards, doors opening to:

SITTING ROOM Double glazed window and oriel window to rear overlooking communal gardens and Wickham Square, radiator.

BEDROOM THREE Double glazed window to front with views, built in wardrobe, radiator.

CLOAKROOM Double glazed window to front, low level w.c., pedestal wash hand basin, partially tiled walls, radiator.

SECOND FLOOR

LANDING Range of built in cupboards, doors to:

BEDROOM ONE Double glazed windows to rear overlooking communal garden and Wickham Square, range of built in wardrobes, radiators.

BEDROOM TWO Double glazed window to front with views, radiator.

BATHROOM Double glazed window to front, suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., partially tiled walls, radiator.

OUTSIDE There is a walled courtyard garden to the front of the property.

COMMUNAL GARDEN An attractive well maintained large area to the rear of the property. This is mainly laid to lawn with a number of well planted beds.

GARAGE To the front of the property in a block.

TENURE: Freehold

SERVICES: All mains services

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. There is a maintenance/service charge payable.*

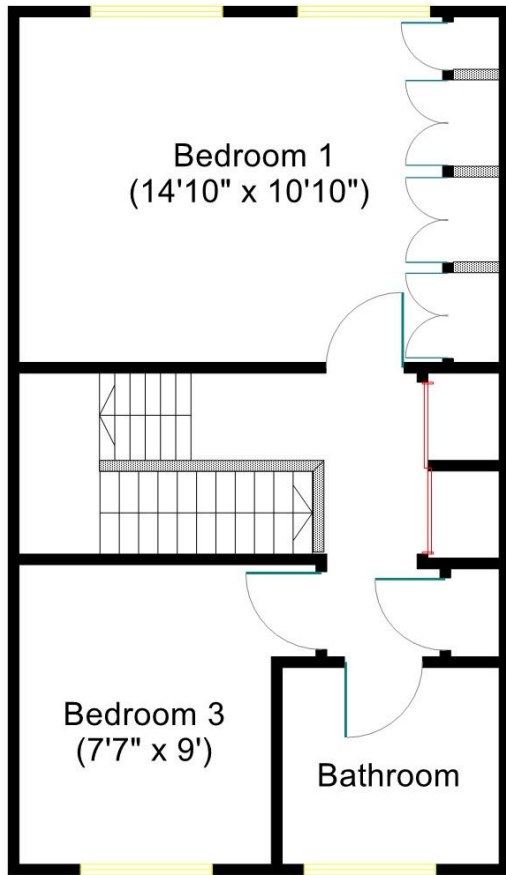
Viewing strictly by appointment with vendor's sole agent **BYRNE RUNCIMAN** of Wickham.



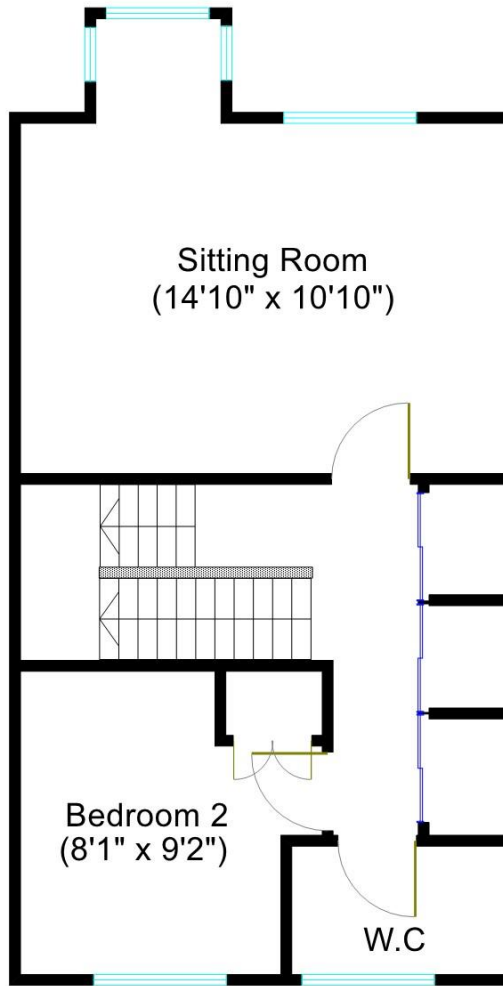
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



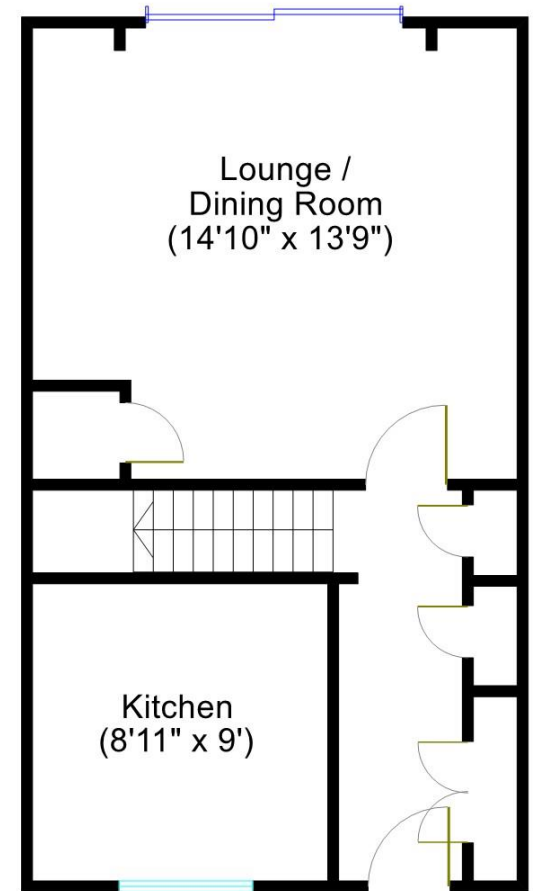
Total Approx. internal floor area = 1,155 sq ft / 107.3 sqm
Floor Plan for identification and guidance purposes only



Second Floor



First Floor



Ground Floor

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.

