



62 Wykeham Field
Wickham
Hampshire
PO17 5AD



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62 WYKEHAM FIELD

PRICE GUIDE: £325,000

The Property

A mid terrace house close to the centre of the historic village of Wickham which offers all local amenities. Number 62 is believed to have been built in the 1960s with a later ground floor extension. It is a three bedroom family home offering a good sized kitchen/breakfast room, living room, conservatory and an enclosed rear garden. Viewing is very highly recommended.

- * **NO ONGOING CHAIN ***
- * **LIVING ROOM ***
- * **KITCHEN/BREAKFAST ROOM ***
- * **CONSERVATORY ***
- * **THREE BEDROOMS * SHOWER ROOM ***
- * **ENCLOSED REAR GARDEN ***
- * **VILLAGE LOCATION ***

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 network.

Directions

From our offices travel down Bridge Street and at the junction by the church turn right onto School Road and after a short distance turn right again into Wykeham Field and the property will be found immediately on the right hand side.

ACCOMMODATION

CANOPY PORCH Double glazed front door, adjacent double glazed window panel, opening to:

ENTRANCE HALL Staircase to first floor, radiator, doors opening to:

CLOAKROOM Double glazed window to front, low level WC, wash hand basin.

LIVING ROOM Double glazed window to front, fireplace surround with fitted gas fire*, serving hatch to kitchen, radiator, double glazed patio doors opening to:

CONSERVATORY Double glazed windows to side and rear, pitched roof, radiator, double glazed casement doors opening onto garden.

KITCHEN/BREAKFAST ROOM Double glazed window to side, fitted with a range of wall and base unit with work surfaces over, single drainer sink unit with cupboard below, built in electric oven*, gas hob* with extractor* over, partially tiled walls, plumbing for washing machine, under stairs cupboard, further storage cupboard, serving hatch to living room, radiators, double glazed door opening to:

REAR PORCH Double glazed windows to rear and side, door to outbuilding, double glazed door to garden.

OUTBUILDING Double glazed windows to side and rear, door to garden.

FIRST FLOOR

LANDING Loft hatch, cupboard housing gas boiler* servicing central heating* and hot water system*, doors opening to:

BEDROOM ONE Double glazed window to front, range of built in wardrobes, top cupboards and dressing table unit, radiator.

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

BEDROOM THREE Double glazed window to rear, built in cupboard.

SHOWER ROOM Double glazed window to rear, suite comprising tiled shower cubicle, wash hand basin with cupboard below, low level w.c., partially tiled walls, ladder style radiator.

OUTSIDE

The **FRONT GARDEN** has an area of lawn, some shrubs and a pathway to the front door.

The enclosed **REAR GARDEN** is laid to lawn, a patio area, some shrubs and borders, greenhouse and a pedestrian gate to the rear.

SERVICES: All main services.

TENURE: Freehold.

LOCAL AUTHORITY: Winchester District Council.

COUNCIL TAX BAND: C.

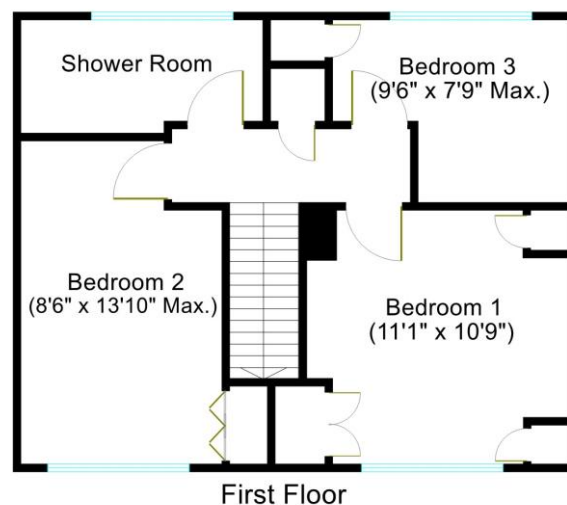
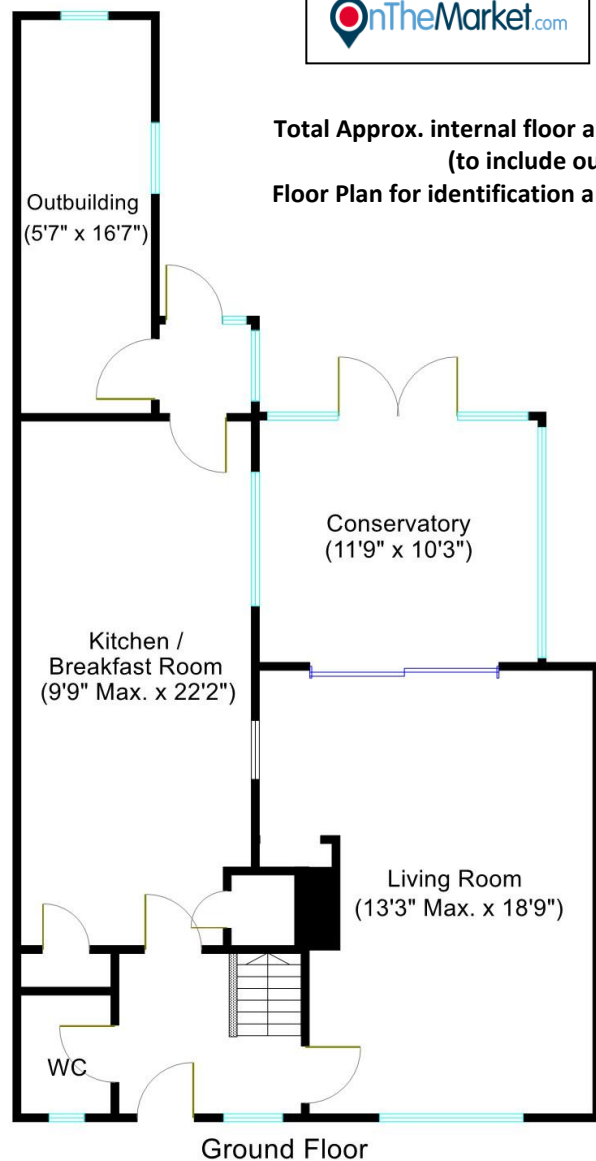
Agents Note: * *We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered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

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



Total Approx. internal floor area = 1,228 sq ft / 114 sqm
(to include outbuilding).

Floor Plan for identification and guidance purposes only



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
70	85

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.

