



4 Bridge Street
Wickham
Hampshire
PO17 5JE



BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

4 BRIDGE STREET

PRICE GUIDE: £395,000

The Property

4 Bridge Street is an older style terrace cottage with origins dating from the 1700's with a wealth of original features to include exposed ceiling and wall beams. It is in a central village location with Wickham Square and all its shops and amenities just around the corner. There is a delightful, enclosed cottage style garden to the rear. This character property is well presented throughout so viewing is very highly recommended.

- * **NO ONGOING CHAIN** *
- * **VILLAGE LOCATION** *
- * **SITTING ROOM** *
- * **DINING ROOM** *
- * **TWO BEDROOMS** *
- * **BATHROOM** *
- * **ATTRACTIVE REAR GARDEN** *
- * **WALKING DISTANCE OF SQUARE***

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

Travel through Wickham Square then bear right into Bridge Street where number 4 can be found on the right hand side.

ACCOMMODATION

Front door opening to:

ENTRANCE LOBBY Panelled doors opening to:

DINING ROOM Double glazed window to front, exposed ceiling and wall beams, brick open fireplace, quarry tiled floor, under stairs cupboard, radiator, panelled door opening to:

KITCHEN Double glazed window to rear overlooking garden, fitted with a range of wall and base units with work surfaces over, inset one and a half bowl sink unit with cupboards below, partially tiled walls, built in electric oven*, gas hob*, space for refrigerator, plumbing for washing machine, stable door to garden.

SITTING ROOM Double glazed windows to front and rear, open fireplace with quarry tile hearth, return staircase to first floor, radiator, double glazed doors opening onto the garden.

FIRST FLOOR

LANDING Cupboard housing gas boiler* servicing central heating* and hot water system*, panelled doors opening to:

BEDROOM TWO Double glazed bow window to front, exposed wall beams, stripped floorboards, built in wardrobes, loft hatch, radiator.

BEDROOM ONE Double glazed windows to front and rear overlooking garden, stripped floorboards, radiator.

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

OUTSIDE

The attractive enclosed **REAR GARDEN** has a paved patio area, mainly laid to lawn, numerous shrubs and borders, and a brick wall to rear. Pedestrian gate opening to the garden of no 3 where there is a legal right of way.

SERVICES: All mains services

TENURE: Freehold

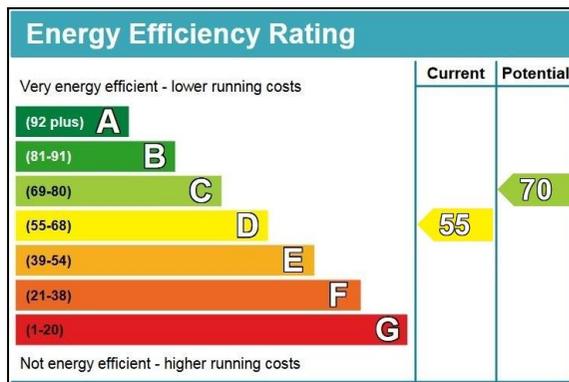
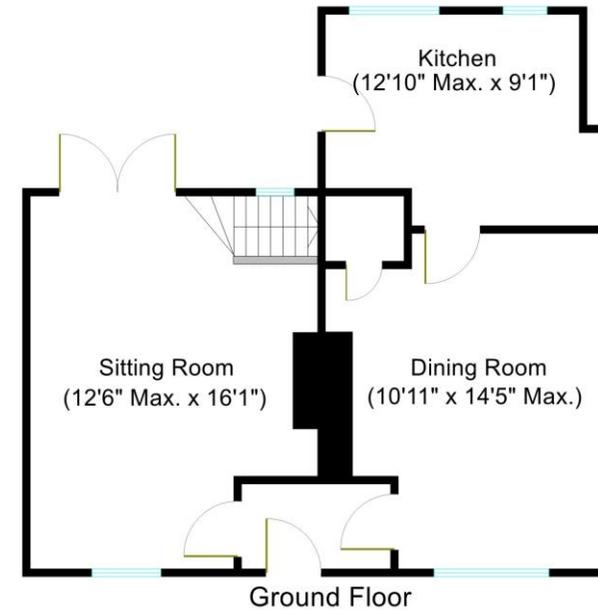
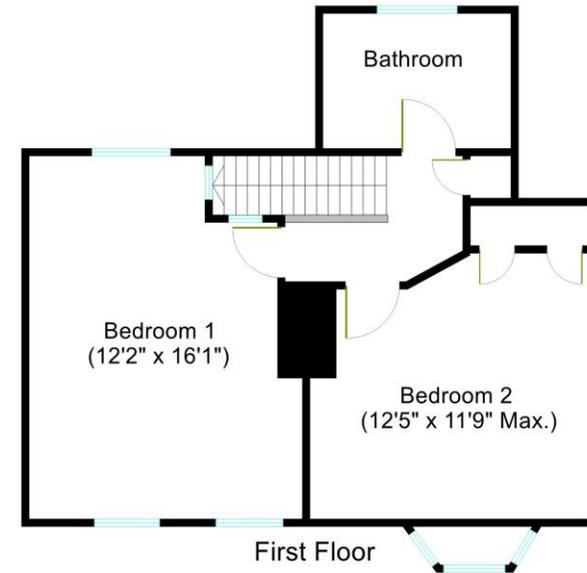
LOCAL AUTHORITY: Winchester City Council

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 only.

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





Total approx. internal floor area (including garage and lower ground floor) = 932.4 sq ft / 86.6 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.

