



47B Fraser Road
Kingsworthy
Winchester
SO23 7AF



Tel: 01329 834579 www.byrnerunciman.co.uk

47B FRASER ROAD

PRICE GUIDE: £165,000

The Property

47B Fraser Road is a second floor, two bedroom purpose built apartment in a three-storey block dating from the 1960's. A great opportunity for an investor seeking a return from rental or individuals, perhaps a first time buyer, looking for a home. This property would benefit from a certain amount of updating.

Viewing is very highly recommended.

- * NO ONWARD CHAIN *
- * TWO BEDROOM APARTMENT *
- * SECOND FLOOR *
- * KITCHEN / BREAKFAST ROOM *
- * SITTING ROOM* BATHROOM *
- * INVESTMENT POTENTIAL *

The Location

Kingsworthy is a popular village with a primary school, a few shops and two public houses. It is approximately two miles north of Winchester which offers a wide range of amenities to include a general hospital, university, highly regarded schools and a main line railway station to London Waterloo. Access to the M3 motorway is nearby.

Directions

Enter the postcode SO23 7PF in to Sat Nav.

ACCOMMODATION

Front door opening to:

HALLWAY

Built in cupboards, doors opening to:

BEDROOM ONE

Double glazed window to rear, built in wardrobe, electric wall mounted heater*.

BEDROOM TWO

Double glazed window to front.

BATHROOM

Double glazed window to rear, panelled bath, Low level w.c., pedestal wash hand basin, partially tiled walls, tiled floor.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, built in electric oven*, electric hob*, partially tiled walls, plumbing for washing machine.

SITTING ROOM

Double glazed patio doors to front opening onto balcony, serving hatch to kitchen, electric wall mounted heater*.

BALCONY

Small area with painted metal railings.

OUTSIDE

There is an area of grass to the rear of the block.

TENURE: Leasehold, residue of 125 year lease dating from 29th November 1987.

GROUND RENT: £10 per annum.

SERVICE CHARGE: £575.90 pa.

SERVICES: Mains water, drainage and electricity

LOCAL AUTHORITY: Winchester City Council.

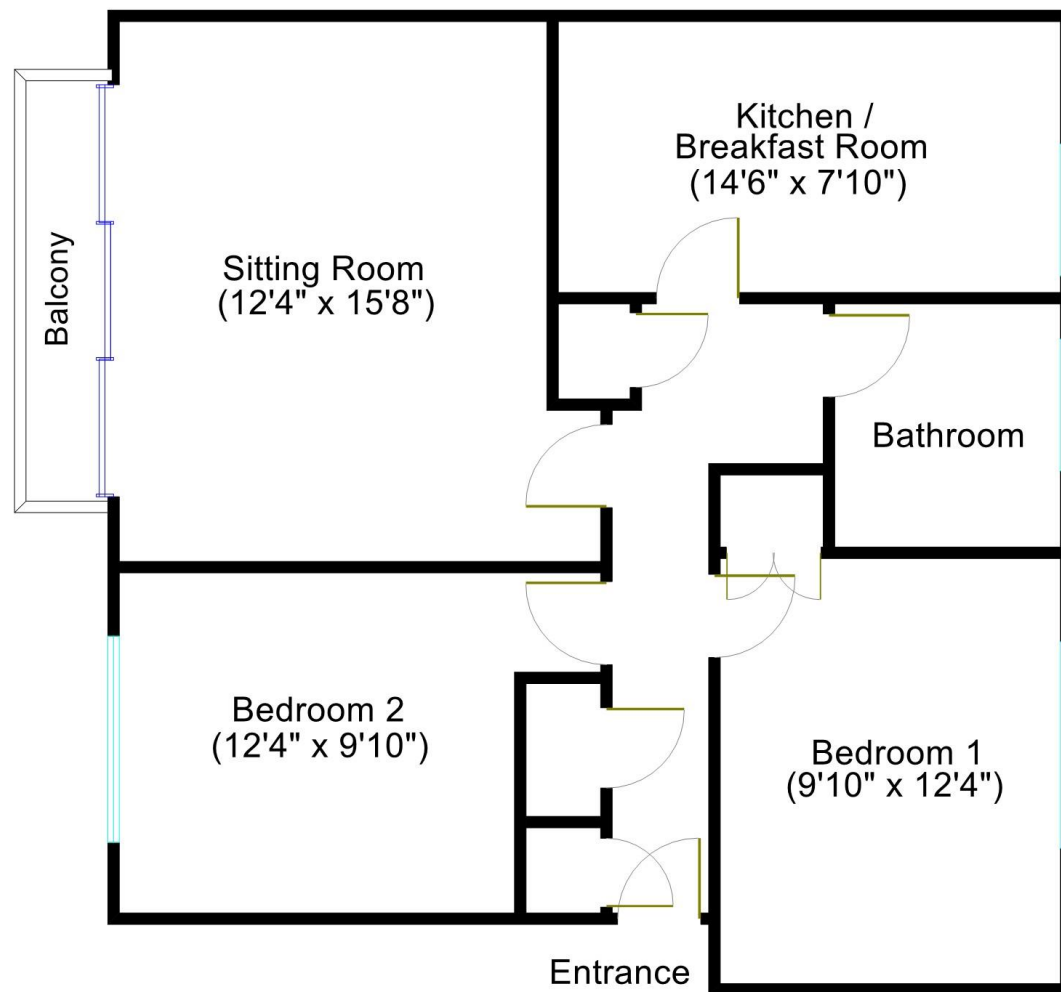
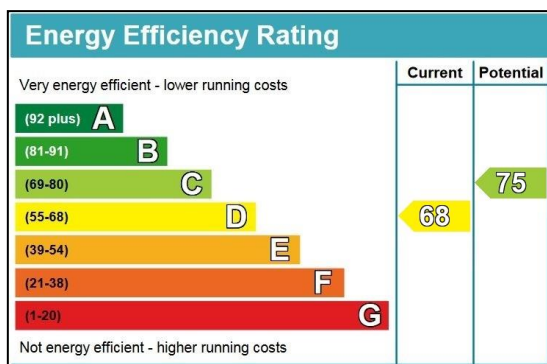
COUNCIL TAX BAND: B

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.





**Total Approx. internal floor area = 739 sq ft / 68 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.
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