



21 Dairymoor  
Wickham  
Hampshire  
PO17 5JR



BYRNE  
RUNCIMAN

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## 21 DAIRYMOOR

**GUIDE PRICE: £350,000**

### The Property

This attractive semi-detached cottage dates back to the 1890's, with a later single storey addition, and still retains many original character features. It is located in a popular road just off Wickham Square which offers all local amenities. The accommodation is arranged on three floors to include an attic bedroom, two further bedrooms and bathroom and on the ground floor a sitting room, dining room, kitchen, cloakroom and living room. It also benefits from an enclosed rear garden. The property is well presented throughout so viewing is highly recommended.

- \* **NO FORWARD CHAIN** \*
- \* **CHARACTER FEATURES** \* **SITTING ROOM** \*
- \* **DINING ROOM** \* **KITCHEN** \* **LIVING ROOM** \*
- \* **THREE BEDROOMS** \* **BATHROOM** \*
- \* **ENCLOSED GARDEN** \*
- \* **VILLAGE LOCATION** \*

### The Location

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

### Directions

Dairymoor is found directly behind our offices in Wickham Square and number 21 is to be found on the right hand side.

### ACCOMMODATION

Double glazed front door opening to:

**ENTRANCE LOBBY** Part glazed door opening to:

**SITTING ROOM** Double glazed window to front, exposed brick fireplace with adjacent cupboard, radiator, stripped floorboards, door opening to:

**DINING ROOM** Staircase to first floor, tiled fireplace with adjacent cupboards, under stairs cupboard, radiator, stripped floorboards, archway opening to:

**KITCHEN** Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, single drainer stainless steel sink unit with cupboard below, partially tiled walls, space for refrigerator, plumbing for washing machine, wall mounted gas boiler\* servicing central heating\* and hot water system\*, glazed door opening to rear lobby, door opening to:

**CLOAKROOM** Low level w.c., wash hand basin with tiled splashback.

**REAR LOBBY** Double glazed door, with adjacent double glazed window panel, opening to side, radiator, glazed door opening to:

**LIVING ROOM** High level double glazed windows to side, feature electric fire\*, loft hatch, radiator, double glazed casement doors, with adjacent double glazed window panels, opening onto the garden.

### FIRST FLOOR

**LANDING** Double glazed window to side, staircase to second floor, under stairs cupboard, radiator, panelled doors opening to:

**BEDROOM ONE** Double glazed window to front, built in wardrobe, radiator.

**BEDROOM THREE** Double glazed window to rear, radiator.

**BATHROOM** Double glazed window to rear, suite comprising panelled bath with shower over, wash hand basin with cupboard below, low level w.c., partially tiled walls, tiled floor, ladder style radiator.

### SECOND FLOOR

**BEDROOM TWO** (Attic bedroom), skilling ceilings, twin Velux windows to front, eaves storage cupboard, radiator.

**OUTSIDE** There is a brick paved area to the front of the property. A pedestrian gate opens from the side of the property onto the:

**REAR GARDEN** which is enclosed by fencing. It has a paved patio area with steps up to an area of lawn.

**TENURE:** Freehold

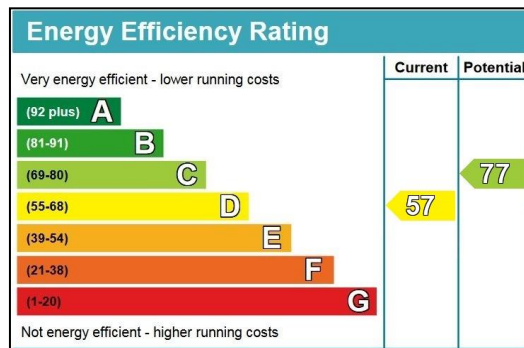
**SERVICES:** All mains services

**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 only.*

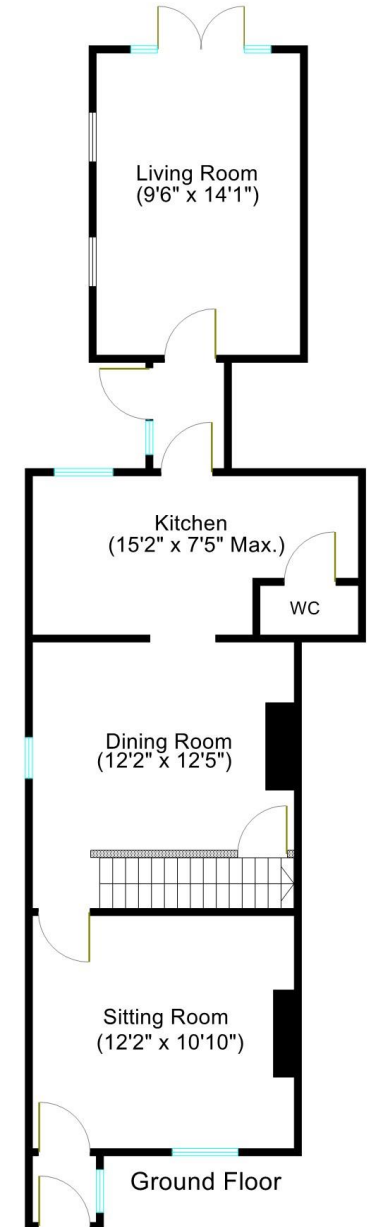
**Viewing** strictly by appointment with vendor's sole agent **BYRNE RUNCIMAN** of Wickham.



Second Floor



First Floor



Ground Floor

**Total Approx. internal floor area = 945.1 sq ft / 87.8 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 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.

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