



6 Southwick Road
Wickham
Hampshire
PO17 6HS



Tel: 01329 834579 www.byrnerunciman.co.uk

6 SOUTHWICK ROAD

PRICE GUIDE: £450,000

The Property

Number 6 Southwick Road is a detached older style bungalow located on the outskirts of the historical village of Wickham, which offers all local amenities. It stands in a good sized garden of 0.18 acres with a sunny orientation backing onto fields. The property would benefit from a certain amount of updating and does have the potential to extend if needed, or to erect a garage, subject to any required planning permission. An early viewing is very highly recommended.

- * **NO FORWARD CHAIN ***
- * **OUTSKIRTS OF WICKHAM VILLAGE ***
- * **SITTING ROOM * DINING ROOM ***
- * **KITCHEN * CONSERVATORY ***
- * **TWO BEDROOMS * BATHROOM ***
- * **GREAT POTENTIAL ***
- * **GOOD SIZED GARDEN BACKING ONTO FIELDS ***

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.

Directions

At the crossroads by the church take the B2177, Southwick Road. Proceed for approximately half a mile and the property can be found on the right hand side near to the post box.

ACCOMMODATION

Double glazed front door opening to:

ENTRANCE PORCH

Double glazed windows to front and sides, double glazed door opening to:

ENTRANCE HALL

Radiator, doors opening to:

SITTING ROOM

Double glazed window to front, fireplace with fitted electric fire*, picture rails, radiator.

BEDROOM ONE

Double glazed window to front, fireplace surround, picture rails, built in wardrobe, radiator.

BEDROOM TWO

Double glazed window to rear overlooking garden, fireplace surround, picture rails, built in wardrobe, radiator.

BATHROOM

Double glazed window to rear, suite comprising panelled bath with Triton shower* over, pedestal wash hand basin, low level W.C, fully tiled walls, loft hatch, cupboard housing gas boiler* servicing central heating* and hot water system*, radiator.

DINING ROOM

Double glazed window to side, fireplace with fitted gas coal effect fire*, picture rails, radiator, door opening to:

KITCHEN

Double glazed window to sides, window to rear, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboard below, partially tiled walls, built in electric oven*, gas hob* with extractor* over, space for refrigerator, plumbing for washing machine, door opening to:

CONSERVATORY

Double glazed windows to sides and rear overlooking garden, double glazed door opening onto garden.

OUTSIDE

The **FRONT GARDEN** has hedging to the front, pathway to front door, an area of lawn and flower borders with some shrubs. Access on both sides of the property to the good sized **REAR GARDEN** which is enclosed by hedging, a paved area, mainly laid to lawn, numerous shrubs and borders, workshop and shed. The garden has the benefit of a sunny orientation and backs onto fields.

TENURE: Freehold.

SERVICES: All main services.

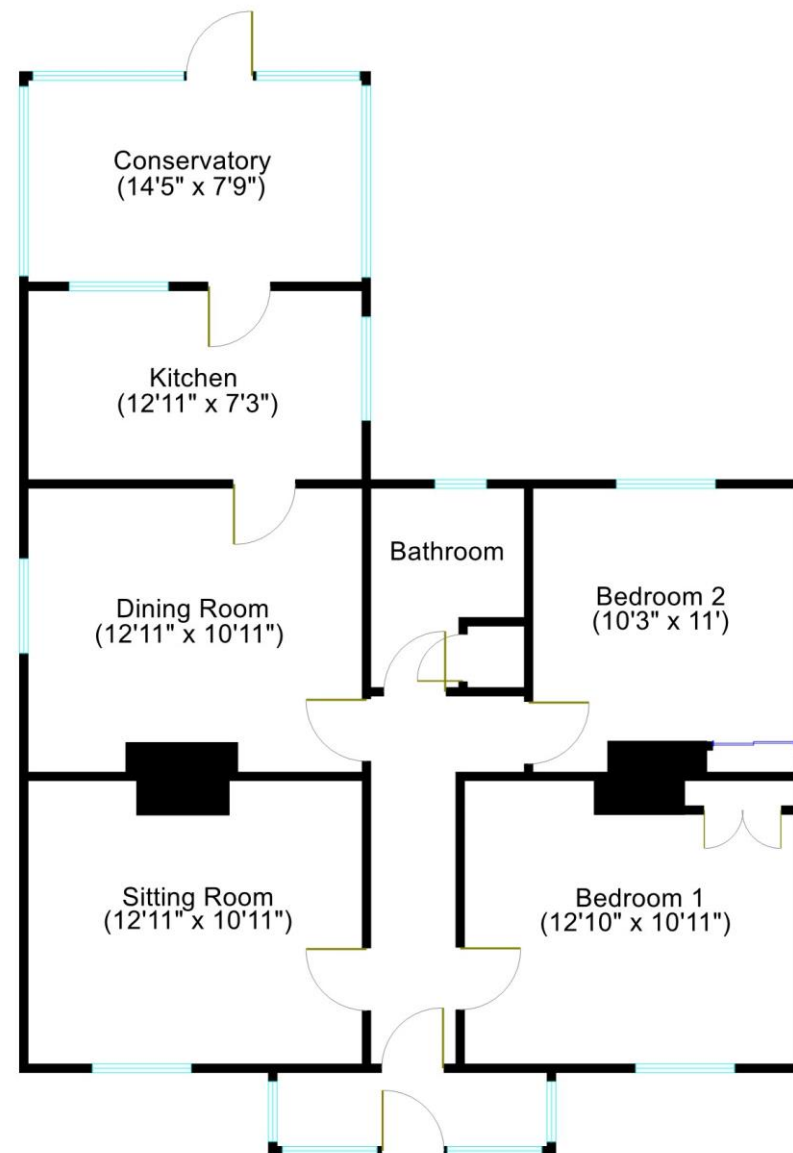
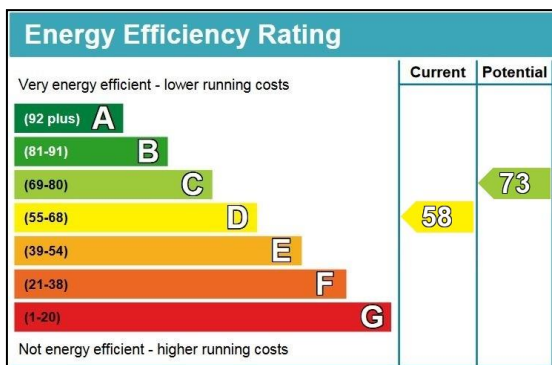
LOCAL AUTHORITY: Winchester.

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.

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





Total approx. internal floor area = 886.3 sq ft / 82.3 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.

