



9 Mayles Close
Wickham
Hampshire
PO17 5NF



BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

9 MAYLES CLOSE

PRICE GUIDE: £310,000

The Property

A rare opportunity to purchase a property within walking distance to Wickham Square and all the shops and amenities. No 9 Mayles Close is in need of updating and has great potential to extend subject to the necessary planning approval. It stands in a good sized corner plot in the region of 0.11 acres. Viewing is very highly recommended.

- * **GREAT POTENTIAL ***
- * **IN NEED OF UPDATING ***
- * **NO ONGOING CHAIN ***
- * **LIVING ROOM* KITCHEN/DINING ROOM ***
- * **TWO BEDROOMS* BATHROOM ***
- * **GOOD SIZED GARDEN* GARAGE ***
- * **WALKING DISTANCE OF SQUARE ***

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

Turn left out of Wickham Square and take the second right hand turning, just after the disused railway bridge, into Mayles Lane. Proceed for a short distance and then turn left into Mayles Close where the property can be found at the top.

ACCOMMODATION

Canopy porch, double glazed front door opening to: **ENTRANCE LOBBY**

Return staircase to first floor, radiator, door opening to:

LIVING ROOM

Double glazed bay window to front, tiled fireplace, under stairs cupboard housing gas boiler* servicing central heating* and hot water system*, radiators, door opening to:

KITCHEN/DINING ROOM

Double glazed windows to rear overlooking garden, 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, electric cooker point*, space for fridge/freezer, plumbing for washing machine, radiator, double glazed door to garden, door opening to:

LOBBY

Double glazed window to side, wash hand basin with tiled splashback, door opening to:

W.C.

Double glazed window to side, low level w.c.

FIRST FLOOR

LANDING

Double glazed window to side, loft hatch, doors opening to:

BEDROOM ONE

Double glazed window to front, built in wardrobe, radiator.

BEDROOM TWO

Double glazed window to rear overlooking garden, radiator.

BATHROOM

Double glazed window to rear, suite comprising panelled bath with shower over, low level w.c., pedestal wash hand basin with tiled splashback, airing cupboard housing hot water tank*, ladder style radiator.

OUTSIDE

The property has the benefit of a good sized corner plot and is approximately 0.11 acres in total*. The garden is in need of some clearance and attention. There is a driveway offering parking that leads to the **DETACHED GARAGE** with door to front.

TENURE: Freehold

SERVICES: Mains electricity, water supply and main drainage system.

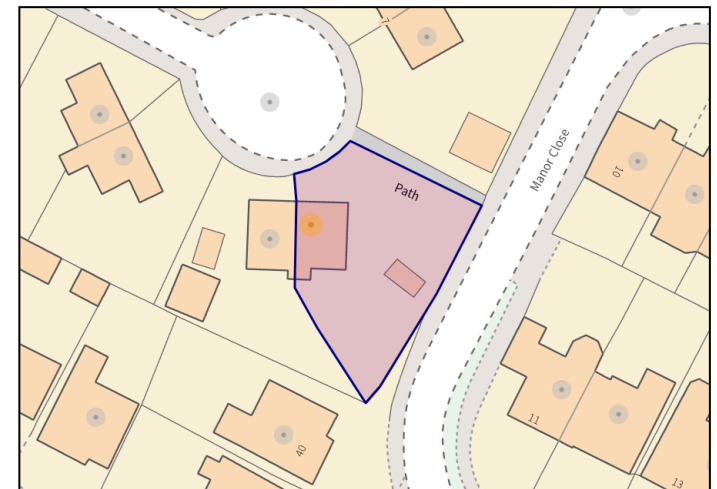
LOCAL AUTHORITY: Winchester City Council

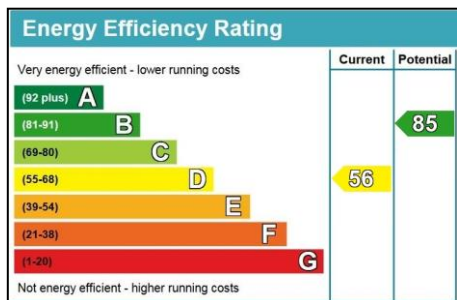
COUNCIL TAX BAND: C

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.

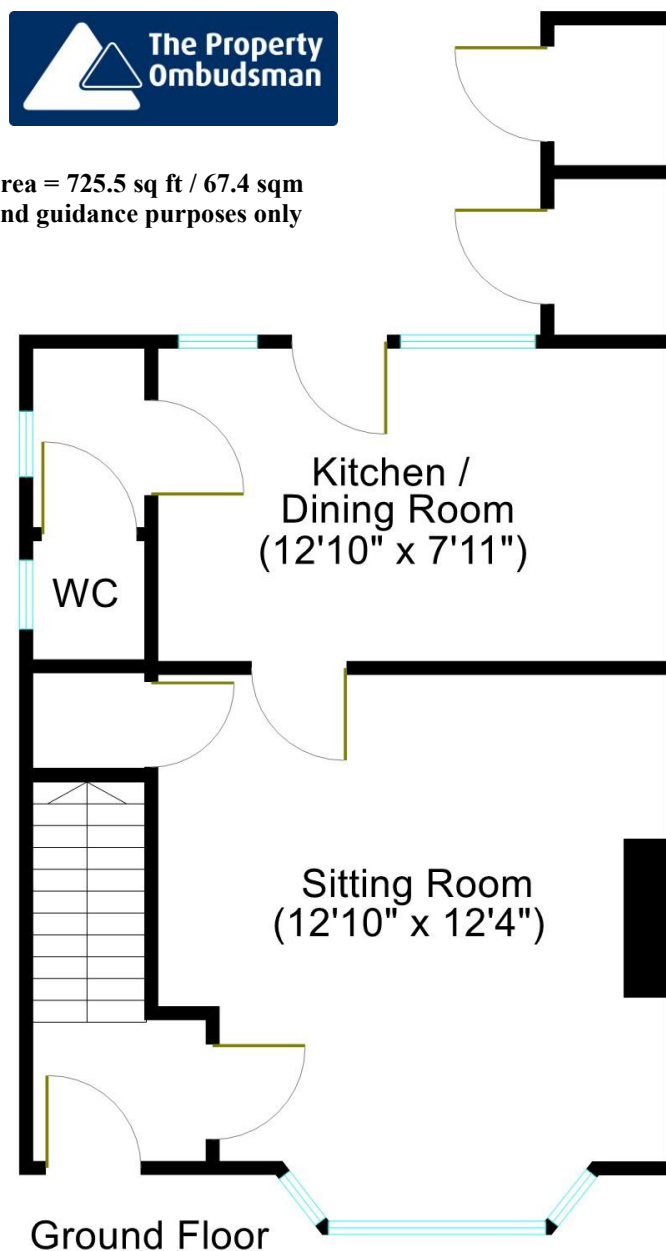
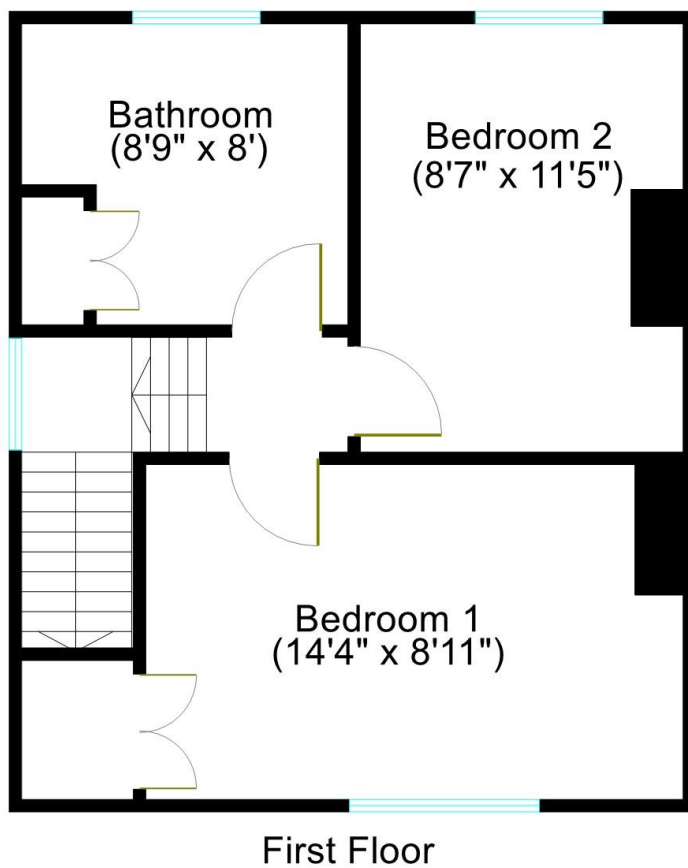
All measurements contained herein are to be considered approximate only.

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





Total Approx. internal floor area = 725.5 sq ft / 67.4 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.

