

The Accommodation Comprises:-

Front door with obscured double glazed inset with matching panel to side into:-

Entrance Hall:-

Stairs to first floor, radiator, wood floor, door to cupboard housing fuse box and meter with shelves, cloaks hanging space, glazed door with matching panel to side into:-

Lounge:- 14' 10" x 12' 7" (4.52m x 3.83m) Maximum Measurements

Double glazed sliding patio doors enjoying views and giving access to the communal gardens, radiator, door to under stairs storage cupboard with shelves.

Kitchen:- 9' 2" x 9' 1" (2.79m x 2.77m)

Double glazed window to front elevation, range of base and eye level units with roll-top work surfaces, single bowl stainless steel sink unit with mixer tap, space for fridge freezer, integrated double oven and grill, hob with extractor hood over, dishwasher, washing machine, breakfast bar.

First Floor Landing:-

Built-in cupboards for storage, stairs to second floor.

Bedroom 1 (Reception Room):- 14' 11" x 10' 9" (4.54m x 3.27m)

Double glazed windows to rear elevation overlooking communal gardens, radiator.

Bedroom 2:- 9' 3" x 9' 3" (2.82m x 2.82m) Maximum Measurements

Double glazed window to front elevation, radiator, built-in wardrobe cupboard with hanging rail and shelf.

Cloakroom:-

Obscured double glazed window to front elevation, close-coupled wc, pedestal wash hand basin, radiator.

Second Floor Landing:-

Built-in cupboards for storage.

Bedroom 3:- 14' 11" x 10' 9" (4.54m x 3.27m)

Double glazed windows to rear elevation, radiator.

Bedroom 4:- 9' 2" x 9' 2" (2.79m x 2.79m) Maximum Measurements

Double glazed window to front elevation, radiator.

Bathroom:- 6' 9" x 6' 1" (2.06m x 1.85m)

Obscured double glazed window to front elevation, white suite comprising; close-coupled wc, wash hand basin, panelled bath with shower over, shower screen, chrome heated towel rail.

Outside:-

Front courtyard accessed via wooden gate, property benefits from delightful communal gardens with large lawned area, mature trees, shrubs and flowers to the borders, garage in block and parking for residents.

Agents Notes:-

This property is freehold. A communal service charge is payable of approximately £540 pa (tbc)

Rewired – 2021

Double Glazing - 2022

Nota Bene

Council Tax Band: - Winchester City Council. Tax Band

Tenure: - Freehold with £600pa maintenance & upkeep charge

Property Type: - Town House

Property Construction: - Traditional

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Central Heating

Broadband - Currently supplied by Sky. Average available download speed for this Postcode of 77MB: Potential broadband speeds

- <https://www.openreach.com/fibre-broadband>

Mobile signal: Available - check here for all networks

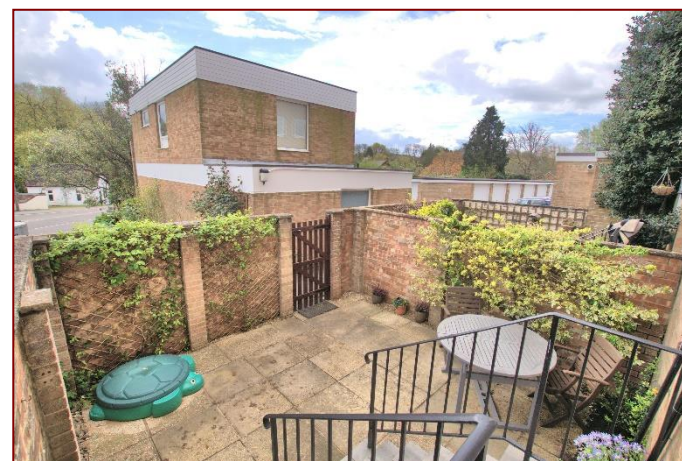
- <https://checker.ofcom.org.uk/>

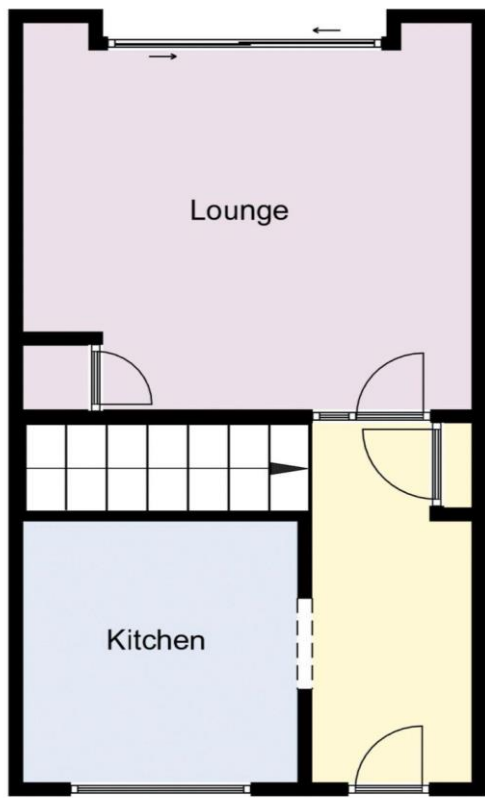
Parking: Garage and Residents Parking

Flood Risk: - Check at the Environment Agency's website

(<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information as provided by current vendor

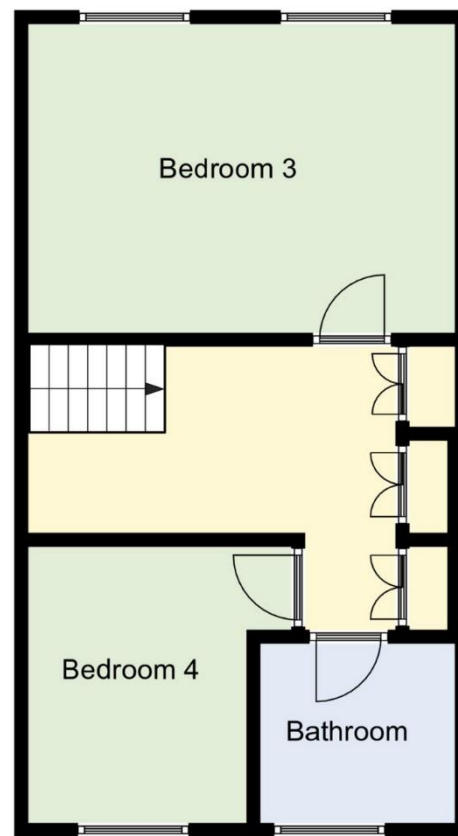




Ground Floor



First Floor



Second Floor

Tenure: Freehold

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£340,000

2 Wickham Croft, Wickham, PO17 5NL

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk