



21 Wickham Croft
Wickham
Hampshire
PO17 5NL

Byrne & Co
ESTATE AGENTS
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21 WICKHAM CROFT

PRICE GUIDE: £375,000

The Property

Wickham Croft is a spacious three storey town house in a central location in the historic village of Wickham at the southern end of the Meon Valley. It benefits from being recently re-roofed under warranty, gas central heating with zoned under floor heating on the ground floor and a water softener. A feature oriel window overlooks the attractive Square and the large well kept communal gardens. All the shops, pubs and restaurants and local amenities the village has to offer are very easily accessible. We strongly recommend an early viewing of this property.

- * **CENTRAL VILLAGE LOCATION** *
- * **TOWN HOUSE * RECENTLY RE-ROOFED** *
- * **LOUNGE * KITCHEN/DINING ROOM** *
- * **STUDY/SITTING ROOM * CLOAKROOM** *
- * **THREE BEDROOMS * TWO BATHROOMS** *
- * **ATTRACTIVE COMMUNAL GARDEN** *
- * **WELL PRESENTED THROUGHOUT * GARAGE** *
- * **VIEWS OVER WICKHAM SQUARE** *

The Location

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

Directions

Wickham Croft is directly opposite Wickham Square. Vehicular access via Tanfield Lane.

ACCOMMODATION
ENTRANCE PORCH
HALLWAY
CLOAKROOM
STUDY/SITTING ROOM
KITCHEN/DINING ROOM
FIRST FLOOR
LANDING
LOUNGE
BEDROOM TWO
ENSUITE SHOWERROOM
SECOND FLOOR
LANDING
BEDROOM ONE
BEDROOM THREE
BATHROOM

OUTSIDE

There is an enclosed garden to the front.

GARAGE To the front of the property.

COMMUNAL GARDEN An attractive well maintained large area to the rear of the property. This is mainly laid to lawn with a number of well planted beds.

Services: All main services. Gas central heating*, zoned underfloor heating on ground floor*.

Tenure: Freehold. Maintenance charge of £600, paid twice yearly, for upkeep of the communal areas.

Local Authority: Winchester District Council.

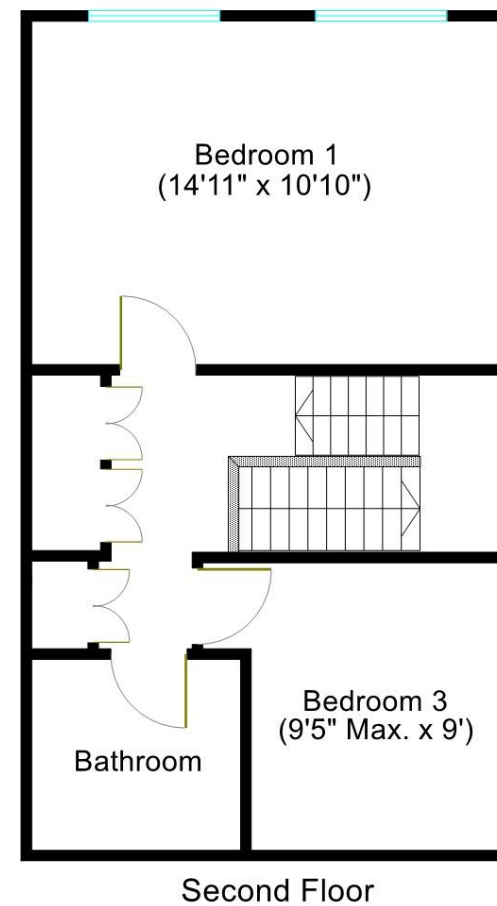
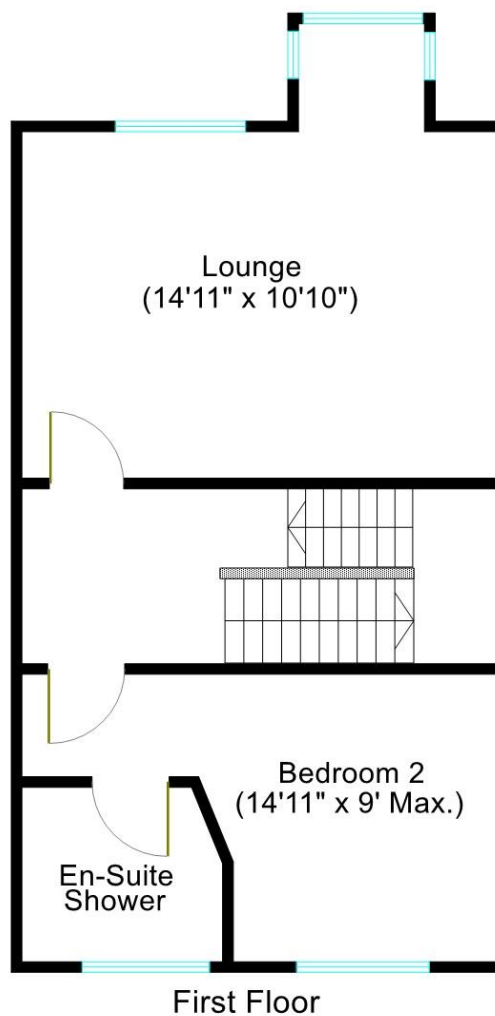
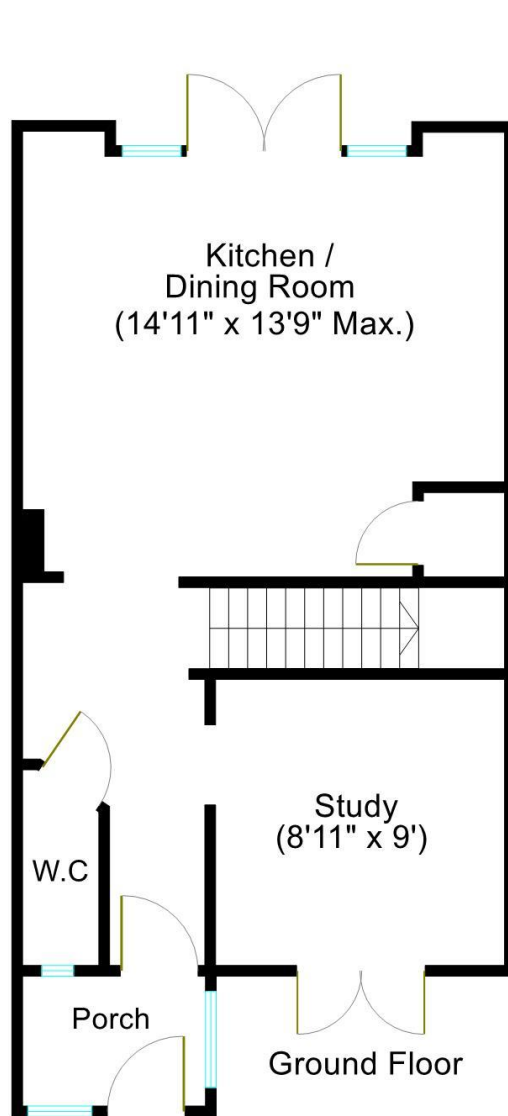
Council Tax Band: E

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 & CO of Wickham.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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.

