



9 Manor Close  
Wickham  
Hampshire  
PO17 5BZ

Byrne & Co

ESTATE AGENTS

01329 834579 [www.byrneandco.uk](http://www.byrneandco.uk)

## 9 MANOR CLOSE

**PRICE GUIDE: £425,000**

### The Property

A modern mid terrace house within walking distance of the historic Wickham Square at the southern end of the Meon Valley. This thriving village offers an array of shops, pubs and tea rooms plus all local amenities. It benefits from a sitting/dining room, conservatory, study, kitchen, utility and cloakroom on the ground floor. The first floor has four bedrooms and a shower room. There is off road parking to the front and a low maintenance garden to the rear. An early viewing is very highly recommended.

**\* VILLAGE LOCATION \***

**\* CLOSE TO ALL LOCAL AMENITIES \***

**\* SITTING/DINING ROOM \* CONSERVATORY \***

**\* KITCHEN \* UTILITY ROOM\***

**\* FOUR BEDROOMS \* SHOWER ROOM \***

**\* ENCLOSED ATTRACTIVE REAR GARDEN \***

### 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 network.

### Directions

Turn left out of Wickham Square and then take the third turning on the right into Manor Close. Turn immediately left and number 9 can be found on the right hand side.

### ACCOMMODATION

Canopy porch, double glazed front door, with adjacent window panels, opening to:

#### ENTRANCE HALL

Staircase to first floor, door opening to:

#### SITTING/DINING ROOM

Double glazed bow window to front, fireplace surround with electric fire\*, radiator, double glazed casement doors to conservatory, door opening to:

#### KITCHEN

Window to rear, fitted with a range of wall and base units with granite work surfaces over, inset sink unit with cupboard below, built in electric oven\*, electric hob\* with extractor over\*, partially tiled walls, integrated slimline dishwasher\*, door opening to:

#### UTILITY ROOM

Built in microwave\* and coffee machine\*, plumbing for washing machine, door to conservatory, door to cloakroom, door opening to:

#### STUDY

Double glazed casement doors to front, built in cupboard, radiator.

#### CLOAKROOM

Double glazed window to rear, low level w.c., wash hand basin, half tiled walls.

#### CONSERVATORY

Double glazed windows to rear and sides, tiled floor, double glazed casement doors opening onto the garden.

### FIRST FLOOR

#### LANDING

Loft hatch, airing cupboard housing gas boiler\* servicing central heating\* and hot water system\*, doors opening to:

#### BEDROOM ONE

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

### BEDROOM TWO

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

### BEDROOM THREE

Double glazed window to front, over stairs cupboard, radiator.

### BEDROOM FOUR

Double glazed window to rear, radiator.

### SHOWER ROOM

Double glazed window to rear, suite comprising of tiled shower cubicle, low level wc., wash hand basin with adjacent surface and cupboard below, fully tiled walls, tiled floor, ladder style radiator.

### OUTSIDE

The property is approached via a driveway which offers off road parking for three cars.

The attractive **REAR GARDEN** is enclosed by fencing and is of low maintenance as mostly laid to paving. There are some shrubs and borders and a shed.

**TENURE** Freehold

**SERVICES** All main services.

**LOCAL AUTHORITY:** Winchester City Council

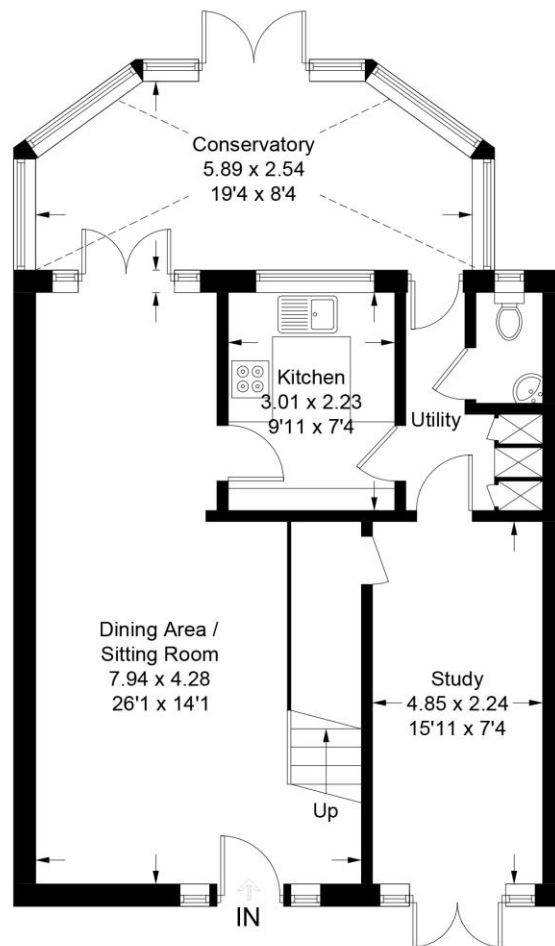
**COUNCIL TAX BAND:** D

**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.

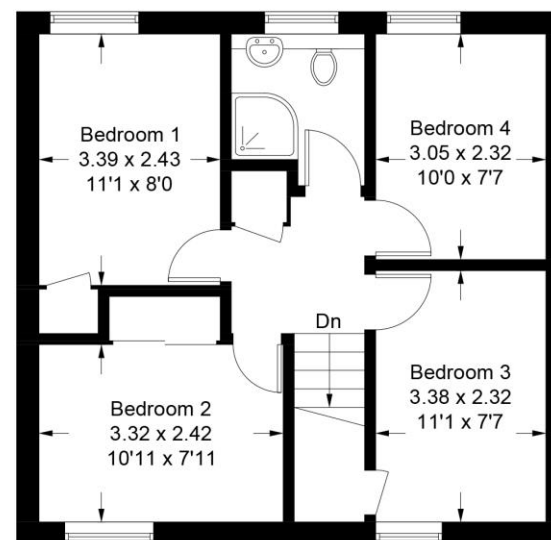
**Viewing** strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham



Approximate Gross Internal Area = 115.8 sq m / 1246 sq ft



**Ground Floor**

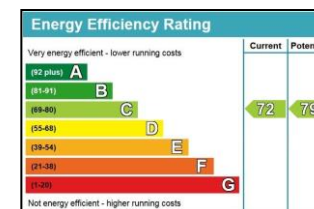


**First Floor**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.

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Produced for Byrne & Co



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