



10 Park Approach
Knowle
Hampshire
PO17 5NR

Byrne & Co
ESTATE AGENTS
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10 PARK APPROACH

PRICE GUIDE: £285,000

The Property

This two bedroom property is located in Park Approach, Knowle, and has No Forward Chain. On the ground floor, you will find the kitchen with an integrated fridge/freezer and free standing slimline dishwasher, an open plan living/dining room with a door leading out to the rear garden and a storage cupboard under the stairs. Upstairs are the two bedrooms and the main bathroom, which is made up of a white suite. The main bedroom has an En-Suite shower and built in wardrobes and bedroom two also has built-in wardrobes. Outside is a low-maintenance front garden and the rear garden has a gate leading out to the two allocated parking spaces and an electric car charging point.

- * **NO ONGOING CHAIN ***
- * **ENTRANCE HALL * CLOAKROOM ***
- * **LOUNGE/DINING ROOM * KITCHEN ***
- * **TWO BEDROOMS * TWO BATHROOMS ***
- * **ENCLOSED REAR GARDEN ***
- * **TWO ALLOCATED PARKING SPACES ***
- * **ELECTRIC CHARGING POINT ***
- * **POPULAR LOCATION ***

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.

ACCOMMODATION

CANOPY PORCH

Front door opening to:

ENTRANCE HALL Staircase to first floor, built in cupboard, doors opening to:

CLOAKROOM Double glazed window to front. low level W.C., wash hand basin.

KITCHEN Double glazed window to front, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboard below, built in electric oven*, gas hob* with extractor over*, integrated fridge/ freezer*, plumbing for washing machine, radiator.

LOUNGE/DINING ROOM Double glazed door to garden, double glazed window to rear, understairs cupboard, radiator.

FIRST FLOOR

LANDING Airing cupboard, doors opening to:

BEDROOM ONE Double glazed window to front, built-in wardrobes, radiator, door opening to:

ENSUITE SHOWER ROOM Double glazed window to front, tiled shower cubicle, pedestal wash hand basin, low level w.c., half tiled walls, radiator.

BEDROOM TWO Double glazed window to rear, built in wardrobe, airing cupboard, radiator.

BATHROOM Suite comprising panelled bath with shower over, low level W.C., pedestal wash hand basin, half tiled walls, radiator.

OUTSIDE

The **FRONT GARDEN** has areas of slate and a pathway to the front door. The enclosed **REAR GARDEN** has a paved patio, area and a pedestrian gate opening to rear where there are **TWO PARKING SPACES**.

Services: All main services.

Tenure: Freehold.

Local Authority: Winchester District 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.

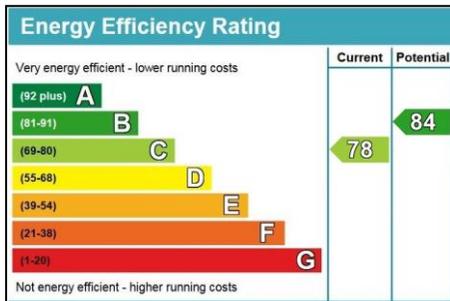
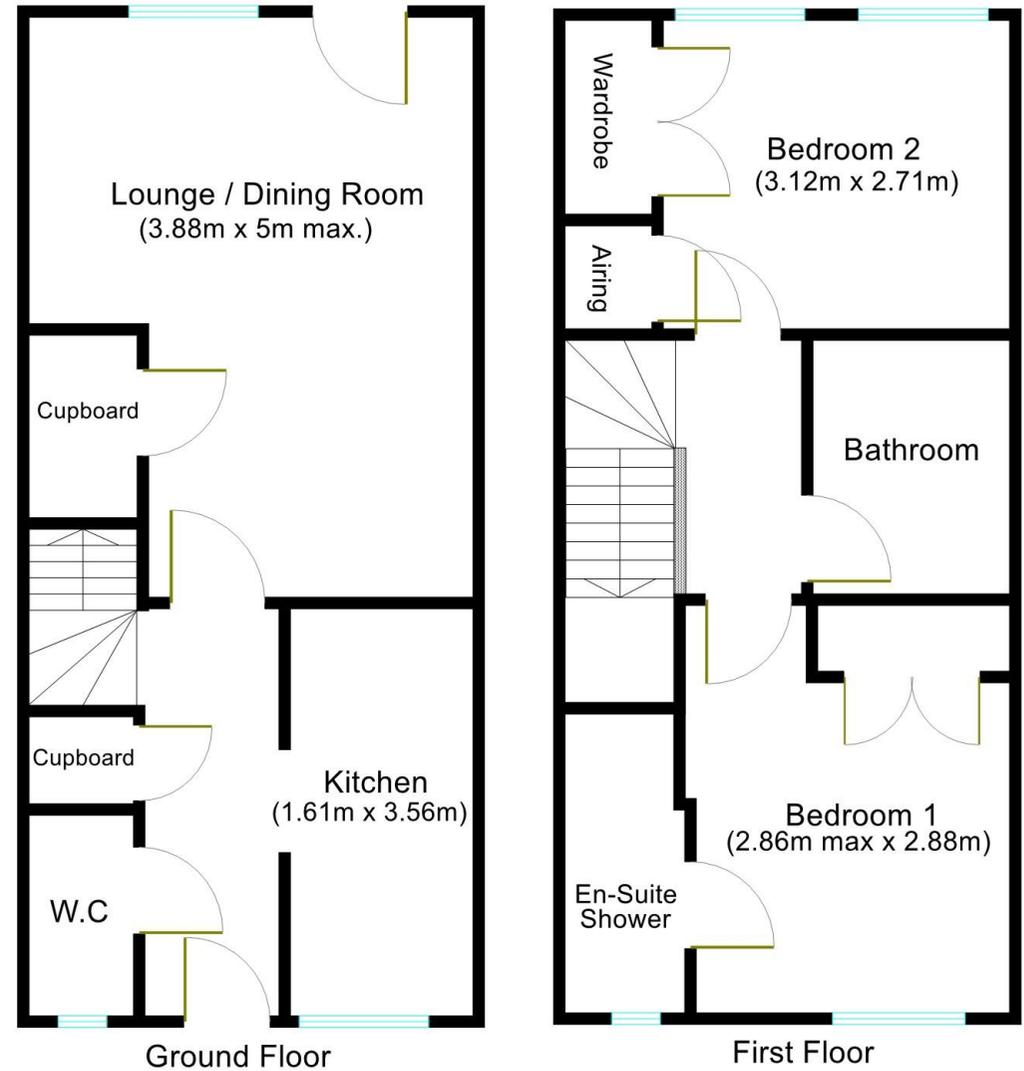
Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





This floorplan is only for illustrative purposes and is not to scale.
 Measurements of rooms, doors, windows are approximate
 and no responsibility is taken for any error, omission or mis-statement

Gross approximate internal area = 67.11 sqm



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

- 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.
- 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.
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