



14 Powell Road
Wickham
Hampshire
PO17 5QJ

Byrne & Co
ESTATE AGENTS
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14 POWELL ROAD

PRICE GUIDE: £350,000

The Property

14 Powell Road is a semi-detached two bedroom house constructed in 2023 by Bewley Homes. It is within easy walking distance of the historic village square which offers all local amenities including doctors and dentist surgery and a good selection of shops, pubs and restaurants. It is double glazed throughout and has gas central heating. The property also benefits from having two parking spaces and an enclosed rear garden. It is well presented throughout so viewing is very highly recommended.

- * **NO ONGOING CHAIN ***
- * **ENTRANCE HALL * CLOAKROOM ***
- * **LIVING/DINING ROOM * KITCHEN ***
- * **TWO BEDROOMS * TWO ENSUITES ***
- * **ENCLOSED REAR GARDEN ***
- * **TWO PARKING SPACES ***
- * **CLOSE TO VILLAGE CENTRE ***

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.

Directions

Turn right out of Wickham Square going towards Bishops Waltham. Take the second right hand turning then turn left into Powell Road. Continue and bear round to the right and no 14 is on the right.

ACCOMMODATION CANOPY PORCH

Front door opening to:

ENTRANCE HALL Staircase to first floor, radiator, doors opening to:

CLOAKROOM Double glazed window to front. low level W.C., wash hand basin with cupboard below, radiator.

KITCHEN Double glazed window to front, fitted with a range of wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with cupboards below, built in electric oven*, gas hob* with extractor over*, integrated washer/dryer*, slimline dishwasher and fridge/freezer*, radiator.

LIVING/DINING ROOM Double glazed casement doors, with adjacent double glazed window panel, opening on to the rear garden, understairs cupboard, radiator.

FIRST FLOOR

LANDING Loft hatch, radiator, doors opening to:

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

ENSUITE BATHROOM Double glazed window to side, suite comprising panelled bath with shower over, wash hand basin with cupboard below, low level w.c., ladder style radiator.

BEDROOM TWO Double glazed window to rear, built in cupboard housing gas boiler* servicing central heating* and hot water system*, radiator, door opening to:

ENSUITE SHOWER ROOM Double glazed window to side, tiled shower cubicle with drencher head, low level W.C., wash hand basin with drawers below, ladder style radiator.

OUTSIDE

The **FRONT GARDEN** has areas of lawn, some shrubs and borders and a pathway to the front door. The enclosed **REAR GARDEN** has a paved patio, area of lawn 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: D

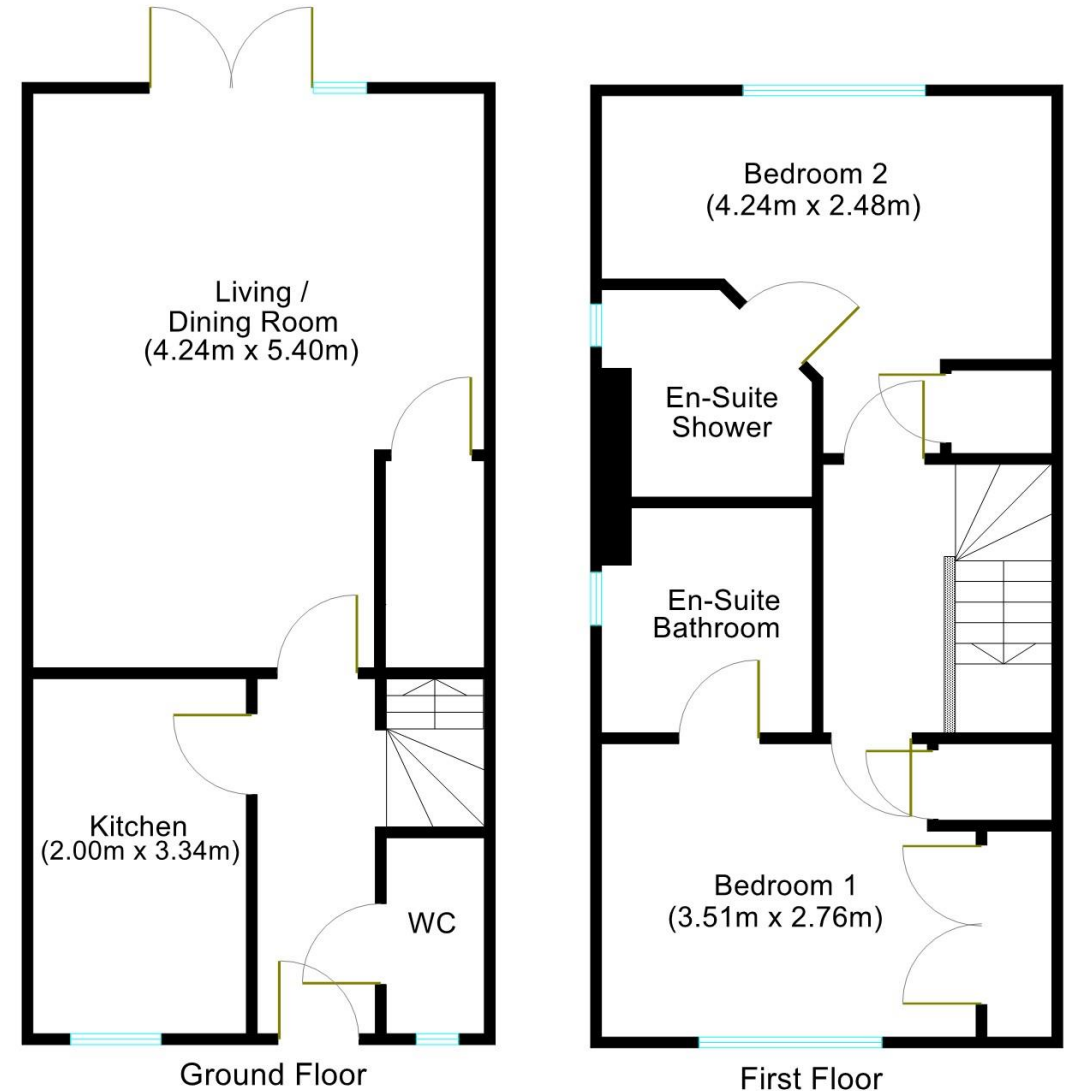
Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

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





Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	90	91



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 = 73.91 sqm

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.

