



Oakbrook
Fareham Road
Wickham
PO17 5DB



Tel: 01329 834579 www.byrnerunciman.co.uk

OAKBROOK

PRICE GUIDE: £395,000

The Property

Oakbrook is a modern spacious house built in the late 1970's. It is within walking distance of Wickham Square and all its amenities. The accommodation is well proportioned throughout but could benefit from some updating. Viewing is very highly recommended.

- * **NO FORWARD CHAIN***
- * **WALKING DISTANCE OF WICKHAM SQUARE***
- * **LOUNGE* STUDY* CLOAKROOM***
- * **KITCHEN/DINING ROOM* UTILITY ROOM***
- * **FOUR BEDROOMS * FAMILY BATHROOM***
- * **GARDEN TO FRONT AND REAR***
- * **GARAGE IN BLOCK***

The Location

The historic village of Wickham is situated at the southern end of the Meon Valley and offers a full range of 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 onto the Fareham Road and the property will be found after a short distance on the left hand side almost opposite Manor Close and before garage.

ACCOMMODATION

Canopy porch, front door opening to:

ENTRANCE HALL Return staircase to first floor, under stairs recess, radiator, doors opening to:

CLOAKROOM Double glazed window to front, pedestal wash hand basin, low level w.c.

KITCHEN/DINING ROOM Double glazed windows to front, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboards below, electric cooker point*, partially tiled walls, integrated refrigerator* and freezer*, radiator.

LOUNGE Double glazed windows to rear overlooking garden, radiators, part glazed door opening to:

STUDY Double glazed window to rear overlooking garden, part glazed door opening onto garden, door opening to:

UTILITY ROOM Wall mounted cupboard, plumbing for washing machine, door opening to entrance hall.

FIRST FLOOR

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

BEDROOM ONE Double glazed window to rear overlooking garden, fitted wardrobe, radiator.

BEDROOM TWO Double glazed window to front, radiator.

BEDROOM THREE Double glazed window to rear overlooking garden, radiator.

BEDROOM FOUR Double glazed window to front, radiator.

BATHROOM Double glazed windows to front and rear, suite comprising panelled bath, low level w.c., wash hand basin with cupboard below, tiled shower cubicle, partially tiled walls, radiator.

OUTSIDE

The property is approached via a picket gate with pathway to front door. The **FRONT GARDEN** has hedging to the front, an area of lawn and some shrubs and borders. The **REAR GARDEN** has a paved patio area, fencing to both sides, lawn and numerous shrubs and borders. The adjoining property has access to the rear of the garden to the garages.

GARAGE In a block with up and over door, electricity connected.

Services: All main services.

Tenure: Freehold.

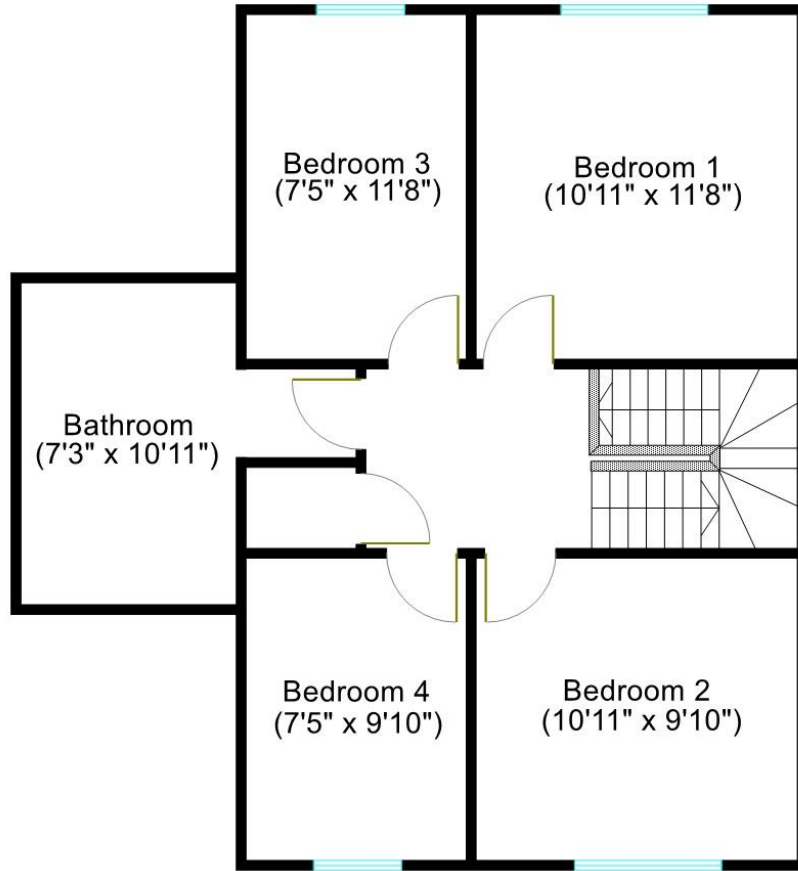
Local Authority: Winchester District Council.

Council Tax Band: E

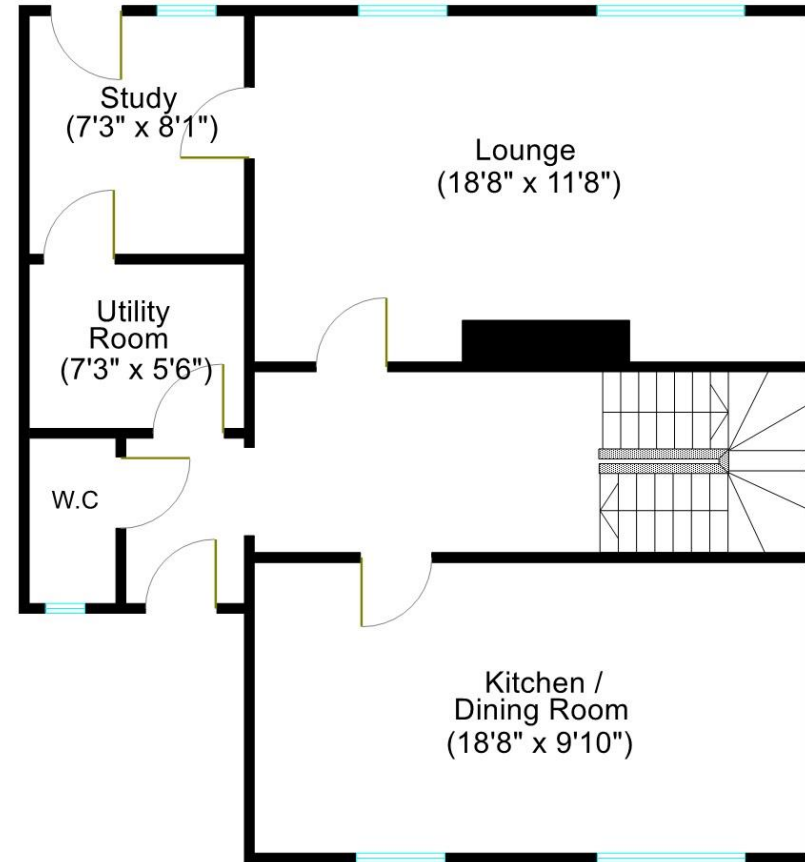
Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered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

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



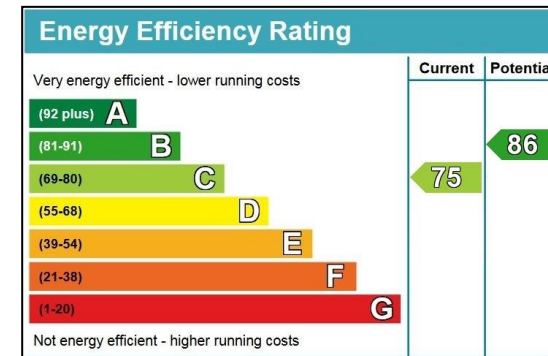


First Floor



Ground Floor

Total Approx. internal floor area = 1,291 sq ft / 120 sqm
Floor Plan for identification and guidance purposes only



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.

