



3 Priory School
Victoria Road
Bishops Waltham
SO32 1SR



Tel: 01329 834579 www.byrnerunciman.co.uk

3 PRIORY SCHOOL

PRICE GUIDE: £349,000

The Property

A rare opportunity to acquire a spacious individual home on the outskirts of the historic small town of Bishops Waltham. Rose Hall is a portion of a sympathetically converted Victorian school house with many character features to include exposed arched beams, cathedral style windows and a part vaulted ceiling in the living room. Viewing is very highly recommended.

- * NO ONWARD CHAIN *
- * CHARACTER FEATURES*
- * EXPOSED ARCHED BEAMS*
- * LIVING ROOM* KITCHEN*
- * TWO BEDROOMS* SHOWER ROOM*
- * USEFUL SPACIOUS ATTIC ROOM *
- * COMMUNAL GARDEN*
- * ALLOCATED PARKING SPACE*

The Location

Bishops Waltham is a historic small town which offers all local amenities. It has easy access to the larger centres of Fareham and Hedge End which both link the M27 motorway network.

Directions

Turn right out of Wickham Square and proceed to Bishops Waltham. Continue over the roundabout and at the second larger roundabout take the second turning into Victoria Road. Proceed up the hill and Priory School can be found on the left hand side.

ACCOMMODATION

Front door, opening to:

ENTRANCE LOBBY Radiator, steps up to:

ENTRANCE HALL Staircase to first floor, exposed ceiling beams, radiator, doors opening to:

BEDROOM ONE Twin double glazed windows to side, radiator.

BEDROOM TWO Twin cathedral style double glazed windows to rear, understairs cupboard, radiator.

SHOWER ROOM Double glazed window to side, suite comprising shower cubicle with drencher head, contemporary wash hand basin with drawers below, low level w.c., partially tiled walls, airing cupboard housing gas boiler* servicing central heating* and hot water system*, contemporary radiator.

FIRST FLOOR

LIVING ROOM Feature cathedral style double glazed windows to side, velux windows to rear, part vaulted ceiling, exposed beams, contemporary electric fire*, loft hatch with pull down ladder to access attic room, radiators, opening to:

KITCHEN Velux 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, partially tiled walls, fitted electric oven*, electric hob*, space for fridge/freezer, integrated washing machine*, extractor*, radiator.

ATTIC ROOM Velux windows to front, triangular windows to rear, feature window to side, vaulted ceiling, exposed beams, radiator.

OUTSIDE

There is a communal block paved courtyard and a lawned area. There is an allocated **PARKING SPACE** suitable for two cars tandem style.

MAINTENANCE The property is leasehold and has the residue of a 999 year lease dating from 1st January 1993, with a peppercorn ground rent. The current maintenance payable is approximately £220 per annum for the upkeep of communal areas.

SERVICES: All main services.

TENURE: Leasehold.

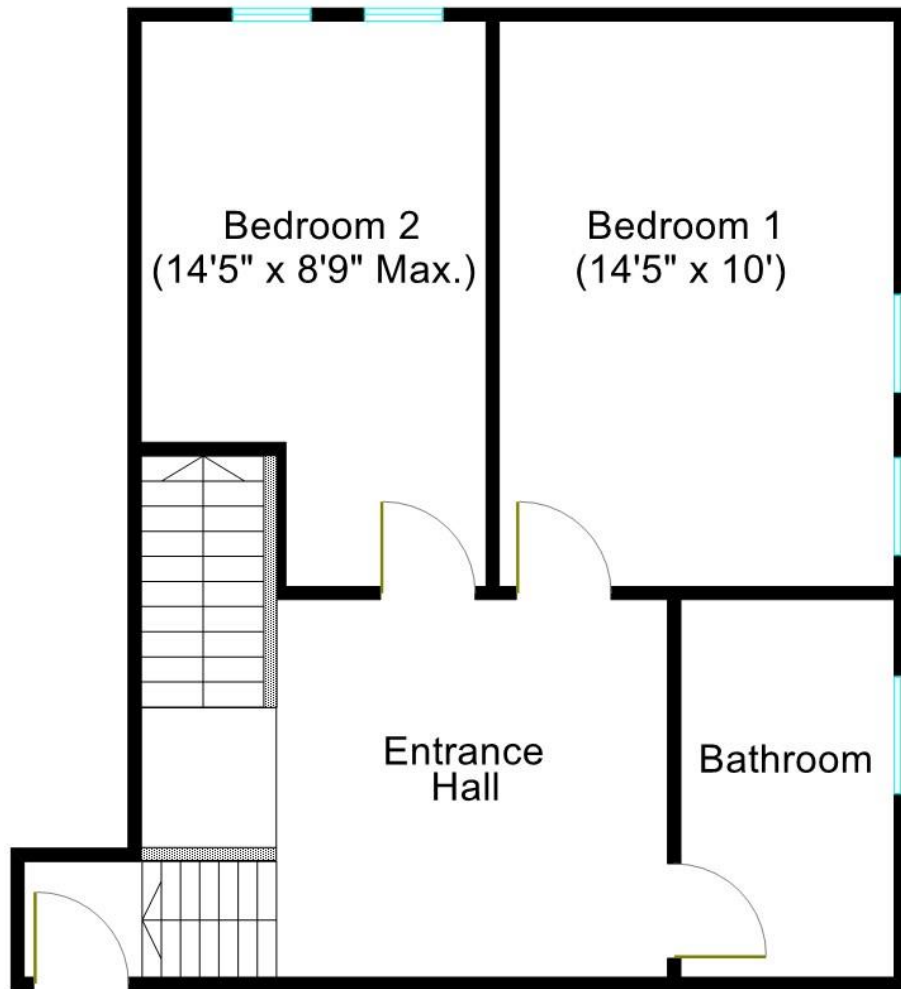
LOCAL AUTHORITY: Winchester City Council.

COUNCIL TAX BAND: D

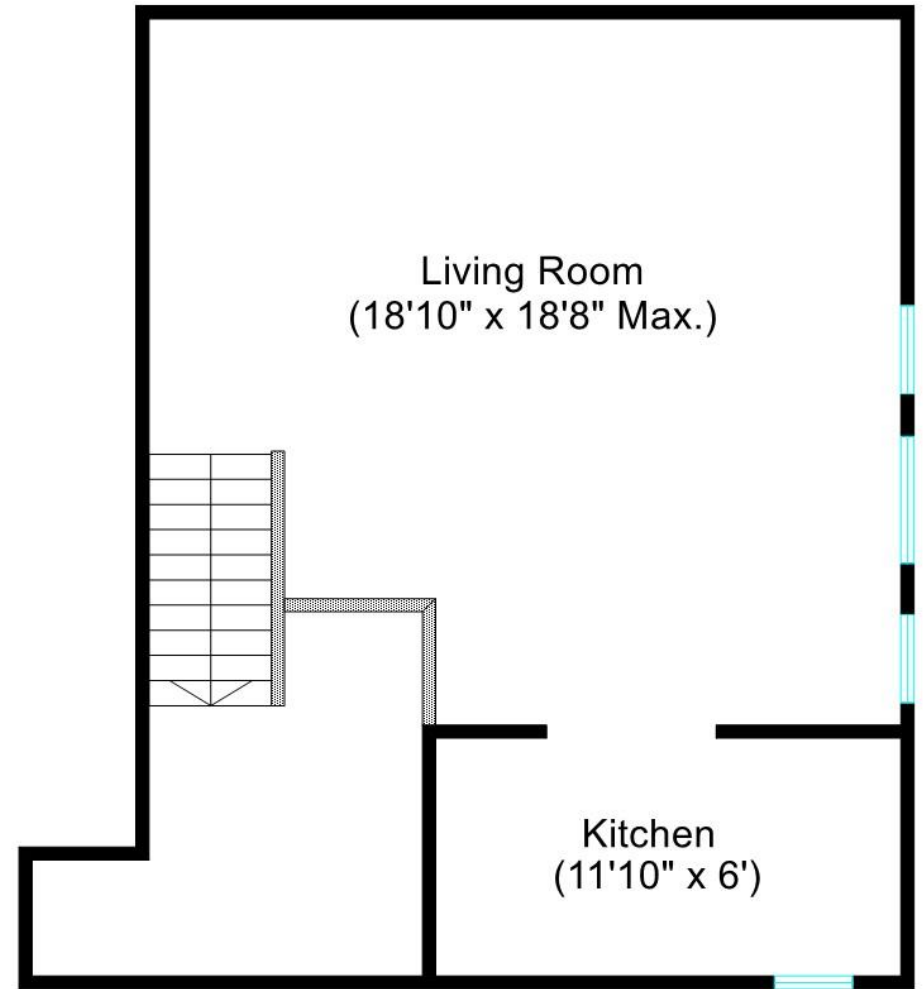
Agents Note: *We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered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

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

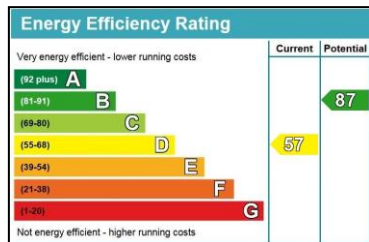




Ground Floor



First Floor



**Total Approx. internal floor area = 940.5 sq ft / 87.4 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.

