



Silverhall
Southwick Road
North Boarhunt
PO17 6JN

**BYRNE
RUNCIMAN**

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SILVERHALL

O.I.E.O. £550,000

The Property

This three bedroom detached bungalow built in the 1930's is situated in a popular semi-rural location in North Boarhunt which is close to The Forest of Bere and Wickham village. The property has great potential, standing in a good sized plot of 0.46 acres it is in need of extensive renovation and updating. This is a rare opportunity to acquire a project in a much sought after area, so viewing is very highly recommended.

*** NO FORWARD CHAIN ***

*** GREAT POTENTIAL * PLOT OF 0.46 ACRES ***

*** IN NEED OF RENOVATION AND UPDATING ***

*** LOUNGE DINING/ROOM* THREE BEDROOMS ***

*** DOUBLE GARAGE WITH ROOM ABOVE ***

*** POPULAR SEMI-RURAL LOCATION ***

The Location

North Boarhunt is close to the historic village of Wickham, at the southern end of the Meon Valley, and offers all local amenities. The larger centre of Fareham is nearby with easy access to the M27 motorway network.

Directions

At the crossroads by the church take the B2177, Southwick Road. Proceed for approximately two miles and the property can be found on the right hand side just after the right hand turning to Bere Farm Lane.

ACCOMMODATION

OPEN FRONT PORCH

Front door opening to:

ENTRANCE HALL

Radiator, doors opening to:

BEDROOM ONE

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

BEDROOM TWO

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

KITCHEN/BREAKFAST ROOM

Double glazed windows to rear and side, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, Stanley stove* for cooking and servicing central heating system*, built in oven*, central island with calor gas hob*, radiator, doors opening to:

LOUNGE/DINING ROOM

Double glazed windows to front and side, fireplace surround with electric fire*, radiators.

BEDROOM THREE

Double glazed window to rear, radiator.

BATHROOM

Window to rear, suite comprising, panelled bath, pedestal wash hand basin, low level w.c., part tiled walls, radiator.

UTILITY ROOM

Double glazed casement doors opening onto garden, opening to:

SUN ROOM

Double glazed windows to rear and side, radiator.

OUTSIDE

The property is approached via a five bar gate onto a driveway and parking area which leads to the:

DETACHED DOUBLE GARAGE

19'5 x 17'7 with twin up and over doors, pedestrian door to side, staircase to first floor room with velux windows to front, skilling ceilings.

The **FRONT GARDEN** has many shrubs and continues to the side and opens onto the large **REAR GARDEN** which is very overgrown with numerous shrubs and trees. There are a number of sheds and greenhouses in varying states of repair. The total plot is approximately 0.46 acres*.

TENURE: Freehold

SERVICES: Main electricity and water supply. Private drainage system*.

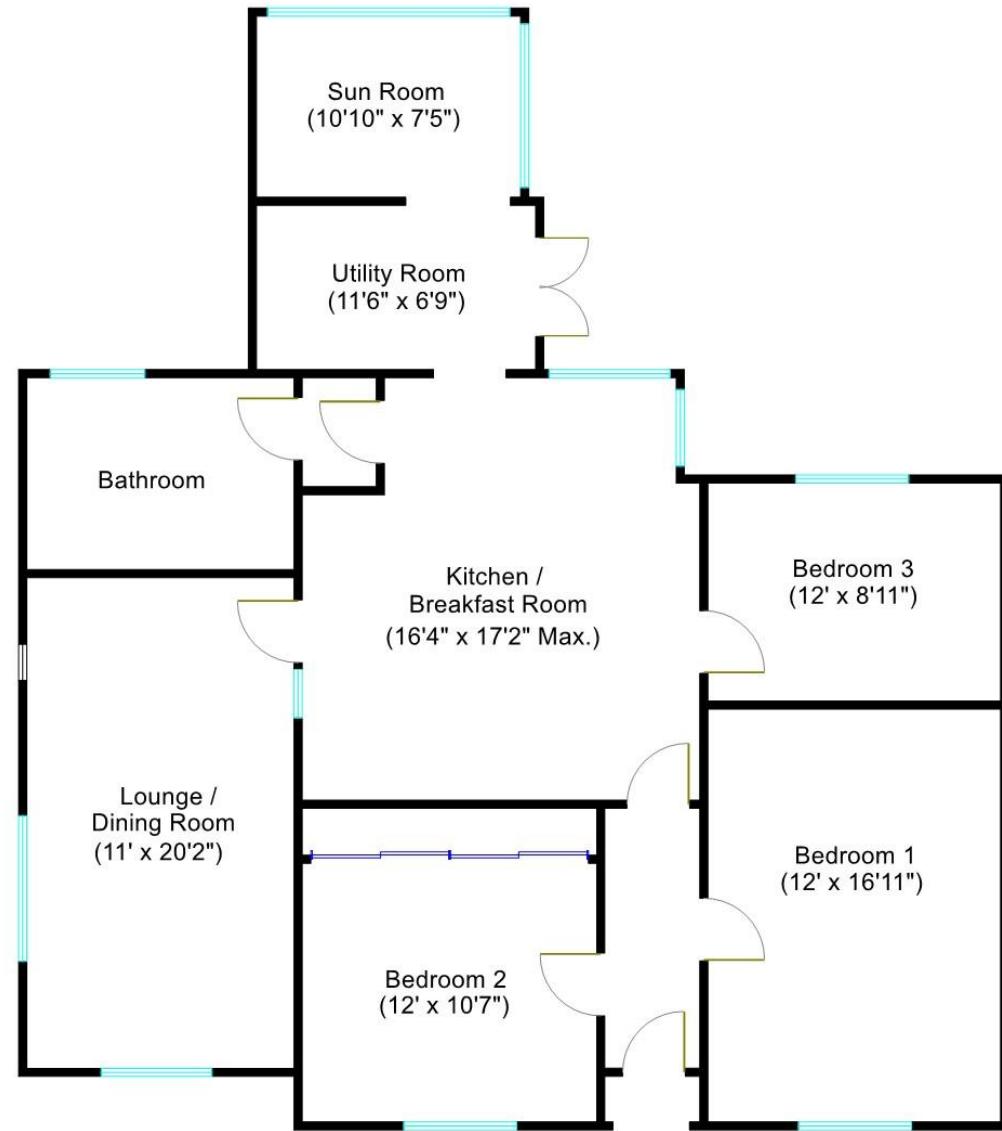
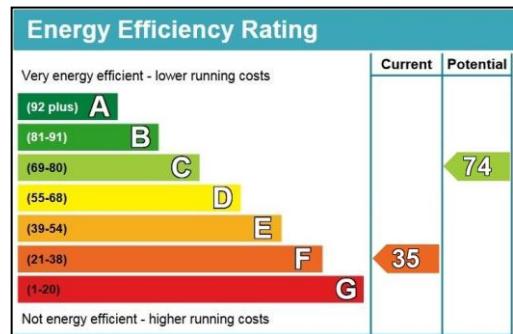
LOCAL AUTHORITY: Winchester City Council

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.





Total approx. internal floor area = 1,300 sq ft / 120.8 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.

