



15 Wickham Croft
Wickham
Hampshire
PO17 5NL



BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

15 WICKHAM CROFT

PRICE GUIDE: £365,000

The Property

Wickham Croft is a spacious three storey town house in a central location in the historic village of Wickham at the southern end of the Meon Valley. It has feature windows which overlooks the attractive Square and the large well kept communal gardens. The current owner has updated the property throughout to a very high specification and it is beautifully presented. We would strongly recommend an early viewing of this property.

- * **NO FORWARD CHAIN*VILLAGE LOCATION***
- * **LOUNGE* KITCHEN/DINING ROOM***
- * **STUDY/SITTING ROOM* SUNNY PATIO***
- * **THREE BEDROOMS * TWO BATHROOMS ***
- * **ATTRACTIVE COMMUNAL GARDEN ***
- * **GARAGE*VIEWS OVER WICKHAM SQUARE***

The Location

Wickham is an historic village at the southern end of the Meon Valley offering all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network.

Directions

Wickham Croft is directly opposite Wickham Square. Vehicular access via Tanfield Lane.

ACCOMMODATION

Canopy porch, double glazed front door opening to: **ENTRANCE HALL** Return 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.

STUDY/SITTING ROOM Double glazed patio doors opening onto garden, large walk in understairs cupboard, radiator.

KITCHEN/DINING ROOM Double glazed window and double glazed casement doors opening onto communal gardens, fitted with an extensive range of wall and base units with granite work surfaces over, inset stainless steel sink unit with cupboard below, built in electric oven*, gas hob* with extractor* over, integrated dishwasher*, washing machine*, refrigerator* and freezer*, cupboard housing gas boiler* servicing central heating* and hot water system*, radiator.

FIRST FLOOR

LANDING Return staircase to second floor, doors opening to:

LOUNGE Double glazed picture windows overlooking communal gardens and Wickham Square, radiator.

BEDROOM TWO Double glazed window to front with views, radiator, door opening to:

ENSUITE SHOWER ROOM Double glazed window to front, suite comprising tiled shower cubicle, wash hand basin with cupboard below, low level w.c., radiator.

SECOND FLOOR

LANDING Built in cupboards, doors opening to:

BEDROOM ONE Double glazed windows to rear overlooking communal gardens and Wickham Square, radiators.

BEDROOM THREE Double glazed window to front with views, radiator.

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

OUTSIDE There is an enclosed paved patio garden to the front of the property.

GARAGE with up and over door, situated in a block.

COMMUNAL GARDEN An attractive well maintained large area to the rear of the property. This is mainly laid to lawn with a number of well planted beds.

TENURE: Freehold

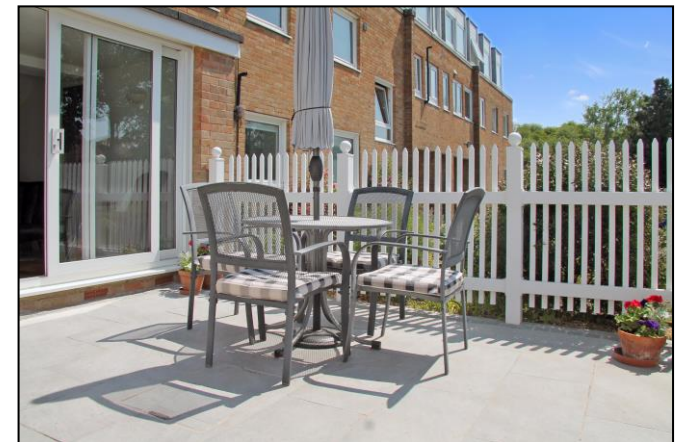
SERVICES: All mains services

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
There is a maintenance/service charge payable.*

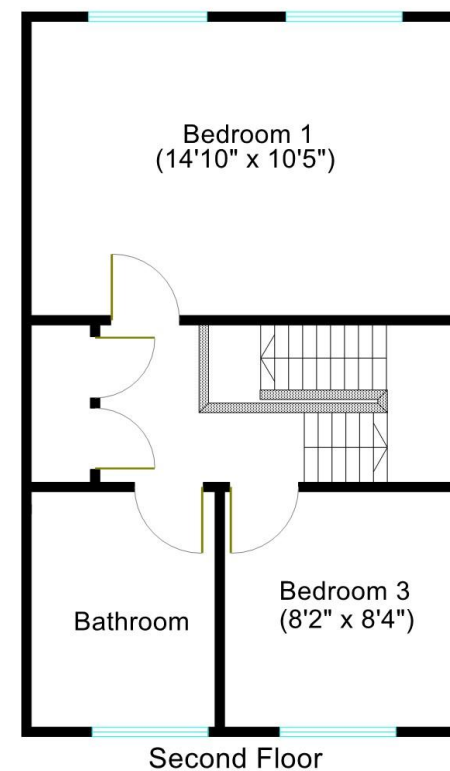
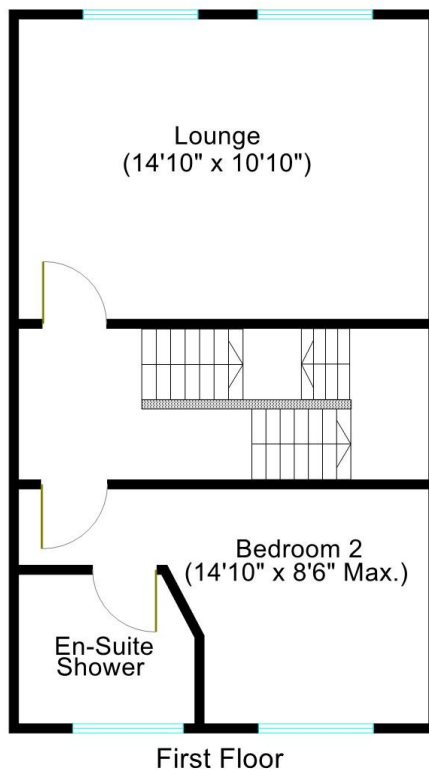
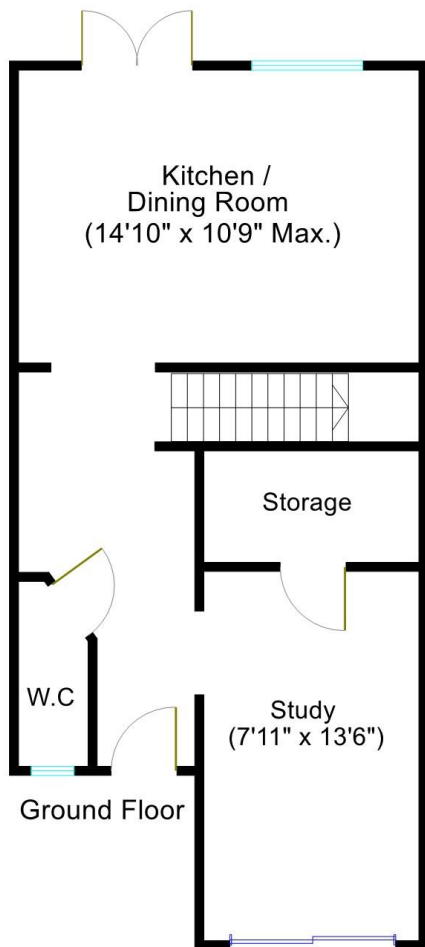
Viewing strictly by appointment with vendor's sole agent **BYRNE RUNCIMAN** of Wickham.



Energy Efficiency Rating		Current	Potential
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			
		70	87



**Total Approx. internal floor area =
1162.8 sq ft / 108 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.

