



32 Medlicot Way  
Swanmore  
Hampshire  
SO32 2NE



BYRNE  
RUNCIMAN

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## 32 MEDLICOT WAY

**PRICE GUIDE: £425,000**

### The Property

Number 32 Medlicot Way is a modern detached house on a popular small development in a central location in the village of Swanmore. The accommodation benefits from a cloakroom, living room, dining room, kitchen/breakfast room, utility room, three bedrooms, two bathrooms, driveway, garage and an attractive enclosed rear garden. Viewing is very highly recommended.

- \* **NO ONGOING CHAIN** \*
- \* **POPULAR LOCATION** \*
- \* **LIVING ROOM\* DINING ROOM** \*
- \* **KITCHEN/BREAKFAST ROOM\* UTILITY ROOM** \*
- \* **THREE BEDROOMS \* TWO BATHROOMS** \*
- \* **GARAGE \* ATTRACTIVE REAR GARDEN** \*

### The Location

Swanmore is a sought after semi-rural village at the southern end of the Meon Valley surrounded by beautiful countryside. It offers local shops and schools. Near to the small historic town of Bishops Waltham which offers all local amenities. The larger centres of Fareham and Hedge End are close by with easy access to the M27 motorway network.

### Directions

Turn right out of Wickham Square and proceed for approximately 1 mile, passing the left hand fork to Botley, and take the first right where signposted to Shirrell Heath/Swanmore. On entering the village of Swanmore, turn left into Chapel Road then left into Spring Lane then left into Medlicot Way.

### ACCOMMODATION

Canopy porch, front door opening to:

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

**LIVING ROOM** Double glazed bay window to front, fireplace surround with fitted electric fire\*, radiators, door opening to:

**DINING ROOM** Double glazed patio doors opening onto garden, door opening to:

**KITCHEN/BREAKFAST ROOM** Double glazed windows to rear overlooking garden, 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, partially tiled walls, built in electric oven\*, gas hob\* with extractor over\*, space for fridge/freezer, under stairs cupboard, radiator, double glazed door opening onto garden, door opening to:

**UTILITY ROOM** Double glazed window to side, wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, plumbing for washing machine, wall mounted gas boiler\* servicing central heating\* and hot water system\*, radiator, door opening to garage.

### FIRST FLOOR

**LANDING** Loft hatch, airing cupboard, doors opening to:

**BEDROOM ONE** Double glazed window to rear overlooking garden, built in wardrobes, radiator, door opening to:

**ENSUITE SHOWERROOM** Double glazed window to side, tiled shower cubicle, pedestal wash hand basin, low level w.c., radiator.

**BEDROOM TWO** Double glazed window to front, built in wardrobe, radiator.

**BEDROOM THREE** Double glazed window to front, over stairs cupboard, radiator.

**BATHROOM** Double glazed window to rear, suite comprising panelled bath, pedestal wash hand basin, low level w.c., partially tiled walls, radiator.

### OUTSIDE

Driveway leading to

**GARAGE** with up and over door, power and light connected, internal door opening to utility room.

The **FRONT GARDEN** has hedging to the front, pathway to the front door, an area of lawn, pathway to side of property to the enclosed **REAR GARDEN** which is mainly laid to lawn, paved patio area, shrubs and borders, pergola and shed.

**Tenure:** Freehold.

**Services:** All main services.

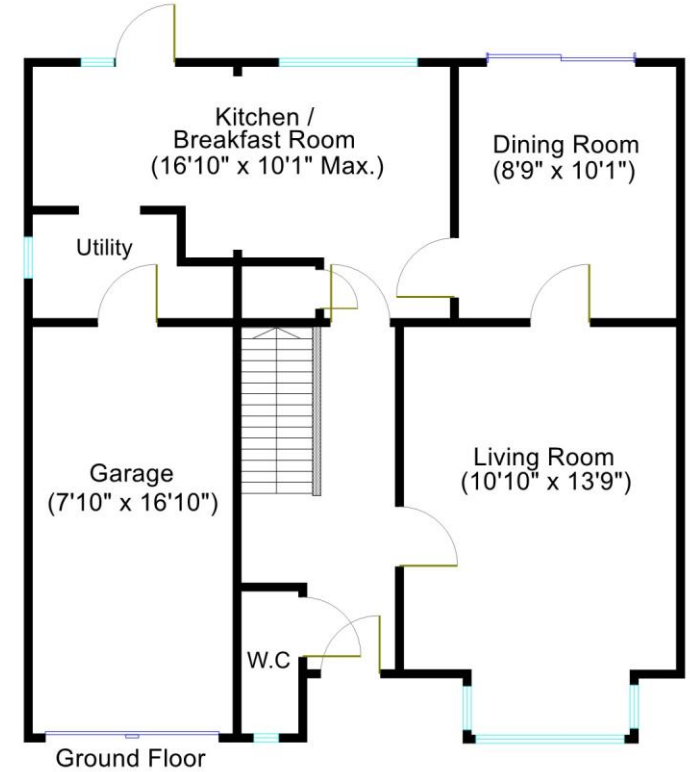
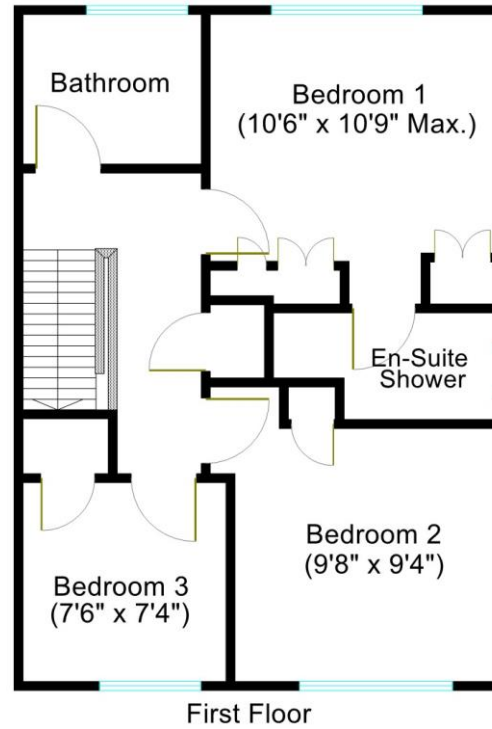
**Local Authority:** Winchester District Council.

**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 only.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	86

**Total Approx. internal floor area =  
1,086.4 sq ft / 100.9 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.

