



2 Riverview  
Fareham Road  
Wickham  
PO17 5DF



BYRNE  
RUNCIMAN

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## 2 RIVERVIEW

**GUIDE PRICE: £360,000**

### The Property

This attractive semi-detached cottage dates back to 1895, with a later single storey addition, and still retains many original character features. It is located close to Wickham Square which offers all local amenities. The accommodation is arranged on three floors to include an attic bedroom, two further bedrooms and bathroom, sitting room, dining room, kitchen and utility/w.c. There is also gas central heating and double glazing throughout. One of its many features is the good sized attractive front and rear gardens with River Meon to one side. The property is well presented throughout so viewing is highly recommended.

- \* CLOSE TO WICKHAM SQUARE \*
- \* CHARACTER FEATURES \* SITTING ROOM \*
- \* DINING ROOM \* KITCHEN \* UTILITY/WC \*
- \* THREE BEDROOMS \* BATHROOM \*
- \* GOOD SIZED ATTRACTIVE GARDEN \*
- \* VILLAGE LOCATION \*

### The Location

Wickham is an historic village at the southern end of the Meon Valley which offers all 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 and no 2 Riverview can be found on the right hand side, just past Tanfield Lane, and where indicated by our For Sale Board.

### ACCOMMODATION

Front door opening to:

**SITTING ROOM** Double glazed window to front, cast iron fireplace with adjacent cupboards and shelving, stripped floorboards, radiator, door opening to:

**DINING ROOM** Double glazed windows to side, and rear, staircase to first floor, fireplace, built in cupboard, stripped floorboards, radiator, door opening to:

**KITCHEN** Double glazed window to side, door to side, fitted with a range of wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with cupboard below, partially tiled walls, built in electric oven\*, gas hob\* with extractor over\*, integrated fridge/freezer\* and dishwasher\*, door opening to:

**UTILITY/W.C.** Double glazed window to rear, plumbing for washing machine, wall mounted gas boiler\* servicing central heating\* and hot water system\*, low level w.c. with wash hand basin above, radiator.

### FIRST FLOOR

**LANDING** Staircase to attic bedroom, airing cupboard, doors opening to:

**BEDROOM ONE** Double glazed window to front, cast iron fireplace, radiator.

**BEDROOM THREE** Double glazed window to rear, radiator.

**BATHROOM** Double glazed window to rear, suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., partially tiled walls, cast iron fireplace, ladder style radiator.

### SECOND FLOOR

**BEDROOM TWO** (Attic bedroom) Double glazed windows to front and side, skimming ceilings, eaves storage cupboards, radiator.

**OUTSIDE** A picket gate opens onto the **FRONT GARDEN** which has a pathway to the front door, there are areas of lawn and some shrubs. A pedestrian gate opens onto the attractive good sized **REAR GARDEN** which is mainly laid to lawn, paved patio, numerous shrubs and borders and at the rear of the garden there is a further paved patio area with an adjacent brick built **SHED** with electricity connected. A tributary of the River Meon runs along the side of the garden.

**TENURE:** Freehold

**SERVICES:** All mains services

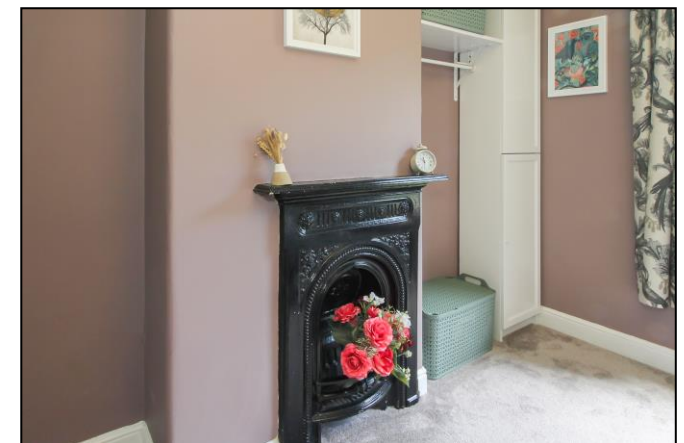
**LOCAL AUTHORITY:** Winchester City Council

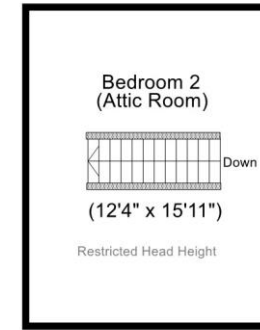
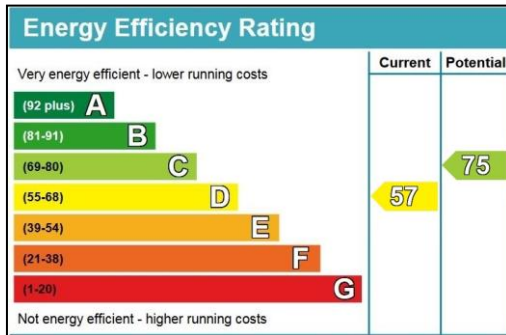
**COUNCIL TAX BAND:** D

**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.

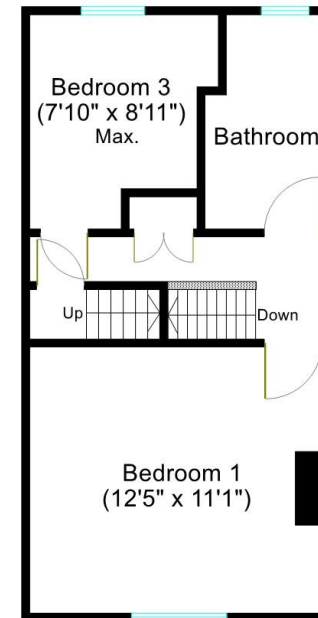
All measurements contained herein are to be considered approximate only.

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

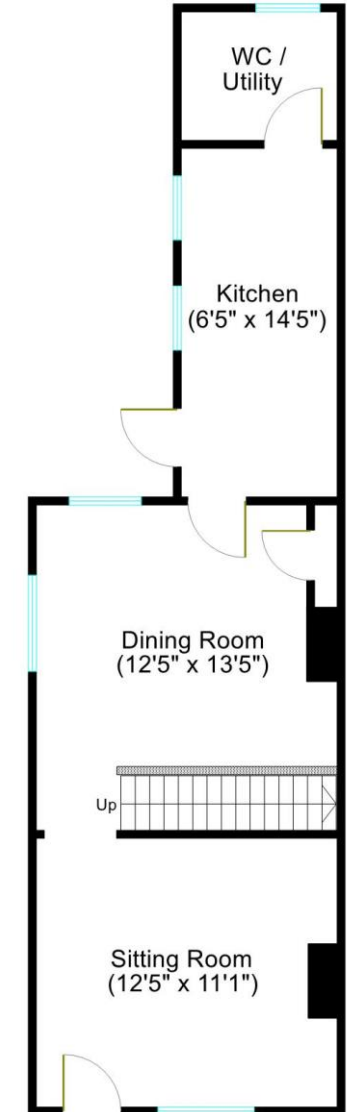




Second Floor



First Floor



Ground Floor

**Total Approx. internal floor area = 939.5 sqft / 87.3 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 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.

