



Redcliffe  
Church Road  
Shedfield  
PO17 5GX



BYRNE  
RUNCIMAN

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## REDCLIFFE

**PRICE GUIDE: £300,000**

### The Property

Redcliffe is a two/three bedroom semi-detached older style property built in the early 1900's with a single storey extension added in the 1950's. It is located in the popular semi-rural village of Shedfield. The property is in need of updating but does have great potential. It also benefits from a good sized enclosed rear garden. Viewing is very highly recommended.

- \* **NO ONGOING CHAIN** \*
- \* **IN NEED OF UPDATING** \* **GREAT POTENTIAL** \*
- \* **SITTING ROOM** \*
- \* **DINING ROOM** \* **KITCHEN** \*
- \* **TWO/THREE BEDROOMS** \* **BATHROOM** \*
- \* **GOOD SIZED REAR GARDEN** \*

### The Location

Shedfield is approximately two miles from the historical village of Wickham, at the southern end of the Meon Valley, which offers a full range of local amenities. The larger town of Fareham is nearby with easy access to the M27 motorway network and railway station.

### Directions

Turn right out of Wickham Square, turn left into Church Road, just after the lefthand fork to Botley, the property can be found on the right hand side after Edwards Close.

### ACCOMMODATION

Front door opening to:

**ENTRANCE LOBBY** Staircase to first floor, doors opening to:

**SITTING ROOM** Double glazed window to front, tiled fireplace, radiator.

**DINING ROOM** Windows to sides, understairs cupboard, wall mounted gas fire\* servicing central heating\* and hot water system\*, cupboard housing hot water tank, radiator, door opening to:

**KITCHEN** Double glazed window 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, gas cooker point\*, storage cupboard, radiator, door opening to:

**REAR LOBBY** Double glazed window to side, double glazed door to side, walk in storage cupboard, radiator, doors to:

**W.C.** Double glazed window to rear, low level w.c., radiator.

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

### FIRST FLOOR

**LANDING** Doors opening to:

**BEDROOM ONE** Double glazed window to front, built-in storage cupboard, radiator.

**BEDROOM TWO** Window to side, radiator, door opening to:

**BEDROOM THREE/BATHROOM** Window to rear, (former bedroom), walk in bath, pedestal wash hand basin, low level w.c., partially tiled walls, radiator.

### OUTSIDE

The **FRONT GARDEN** has hedging to the front and sides, an area of lawn and a pathway to the side of the property leading to the good sized **REAR GARDEN** which is enclosed by fencing and hedging, laid to lawn with some shrubs.

**Services:** All main services.

**Tenure:** Freehold.

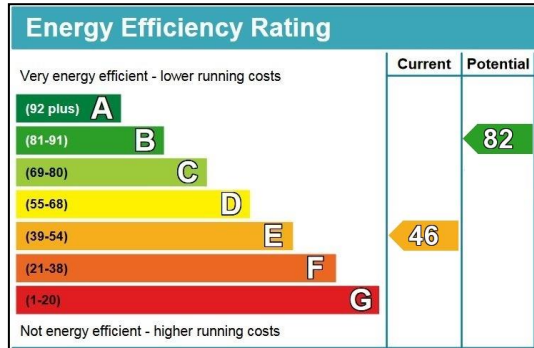
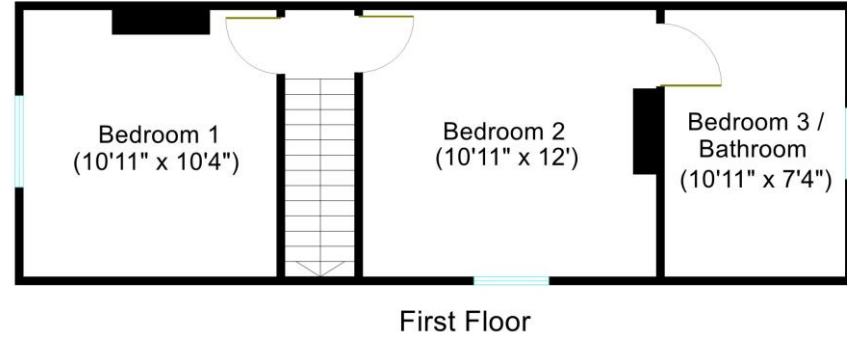
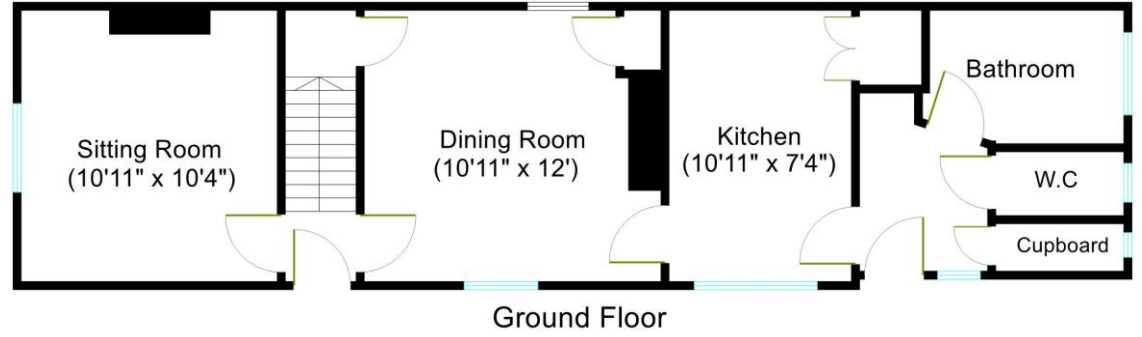
**Local Authority:** Winchester District Council.

**Council Tax Band:** C

**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 = 844 sq ft /  
78.4 sqm**  
**Floor Plan for identification and guidance  
purposes only**



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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.



