



9 Clayhill Close
Waltham Chase
Hampshire
SO32 2TT

BR BYRNE
RUNCIMAN

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9 CLAYHILL CLOSE

PRICE GUIDE: £330,000

The Property

9 Clayhill Close is a modern mid terrace three bedroom property. It is located in the popular semi-rural village of Waltham Chase, which lies between the historic small towns of Bishops Waltham and Wickham which both offer all local amenities. It is double glazed throughout and has gas central heating. The property also benefits from having a single garage, a driveway parking space and an enclosed rear garden. Viewing is very highly recommended.

- * **NO ONGOING CHAIN** *
- * **LOUNGE** * **DINING ROOM** *
- * **KITCHEN** * **CLOAKROOM** *
- * **THREE BEDROOMS** * **BATHROOM** *
- * **ENCLOSED REAR GARDEN** *
- * **GARAGE** * **PARKING SPACE** *
- * **POPULAR LOCATION** *

The Location

Waltham Chase is less than 2 miles from the historic small town of Bishops Waltham where all local amenities can be found. The larger centres of Hedge End and Fareham are nearby which have easy access to the M27 motorway network.

Directions

Turn right out of Wickham square and proceed for approximately 2 ½ miles in the direction of Bishops Waltham. On entering Waltham Chase proceed to the traffic lights and turn left then third right.

ACCOMMODATION

CANOPY PORCH

Front door opening to:

ENTRANCE PORCH

Radiator, doors opening to:

CLOAKROOM

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

DINING ROOM

Double glazed window to front, return staircase to first floor, radiator, doors opening to:

KITCHEN

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, inset sink unit with cupboard below, partially tiled walls, gas cooker point* with extractor over*, space for refrigerator and freezer, plumbing for washing machine, wall cupboard housing gas boiler* servicing central heating* and hot water system*.

LOUNGE

Double glazed casement doors to garden, radiator.

FIRST FLOOR

LANDING

Loft hatch, airing cupboard housing hot water tank, doors opening to:

BEDROOM ONE

Double glazed window to rear, range of built in wardrobes, radiator.

BEDROOM TWO

Double glazed window to rear, built in wardrobes, top cupboards and dressing table, radiator.

BEDROOM THREE

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

BATHROOM

Double glazed window to front, suite comprising panelled bath with shower over, partially tiled walls, low level W.C., wash hand basin with cupboards below, ladder style radiator.

OUTSIDE

Driveway parking space leading to the single **GARAGE** with up and over door.

The **FRONT GARDEN** has a pathway to the front door and an area of lawn.

The enclosed **REAR GARDEN** has a decked area, mainly laid to lawn, further paved area to rear and a shed. There is a pedestrian gate opening to rear.

Services: All main services.

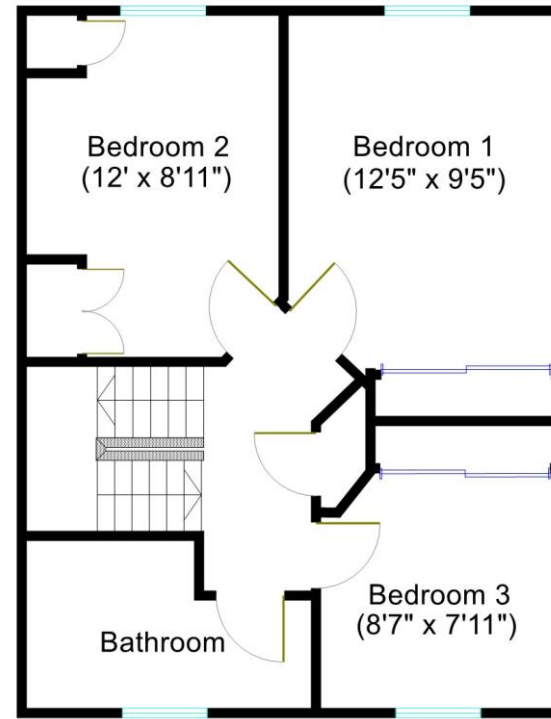
Tenure: Freehold.

Local Authority: Winchester District Council.

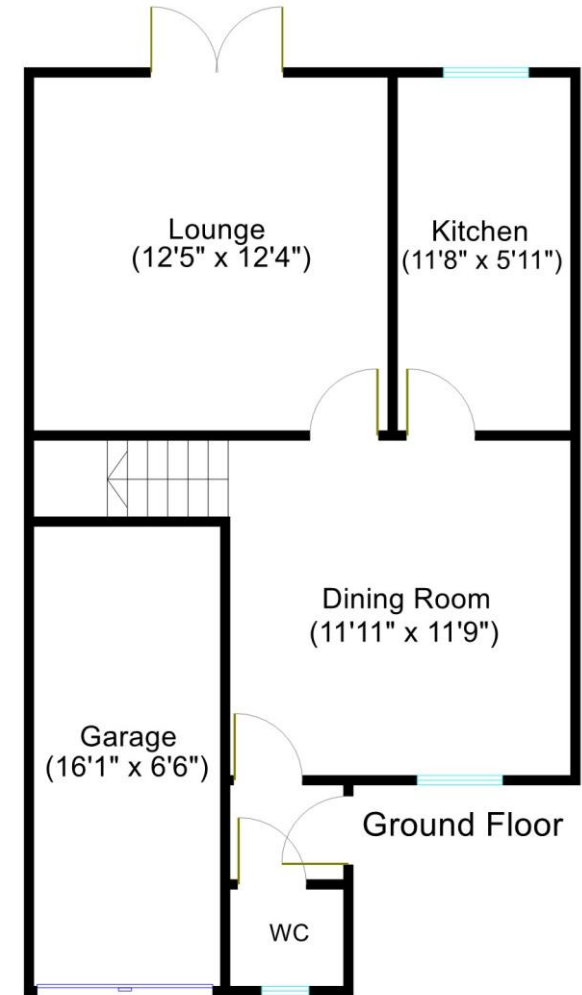
Council Tax Band: D

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.

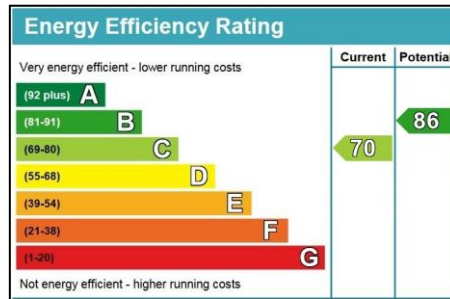
Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.



First Floor



Ground Floor



Total Approx. internal floor area = 988.3 sq ft / 91.8 sqm
 (To include the garage).
 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.

