



25 Elizabeth Road  
Wickham  
Hampshire  
PO17 5HJ

**BYRNE  
RUNCIMAN**

Tel: 01329 834579 [www.byrnerunciman.co.uk](http://www.byrnerunciman.co.uk)

## 25 ELIZABETH ROAD

PRICE GUIDE: £359,995

### The Property

An end of terrace house close to the centre of the historic village of Wickham which offers all local amenities. Number 25 was built in the 1950s and has been updated by the present owners to include a recently fitted kitchen. It has spacious accommodation, good sized enclosed rear garden and driveway parking to the front. Viewing is very highly recommended.

\* NO FORWARD CHAIN\*

\* SITTING ROOM\* DINING ROOM\*

\* RECENTLY FITTED KITCHEN\*

\* UTILITY ROOM\*

\* THREE BEDROOMS\* BATHROOM\*

\* ENCLOSED GOOD SIZED REAR GARDEN\*

\* OFF ROAD PARKING \*

\* VILLAGE LOCATION \*

### The Location

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

### Directions

From our offices travel along Station Road and take the second left hand turning into Buddens Road then right into Elizabeth Road. At junction turn right and no 25 is on the left.

### ACCOMMODATION

#### OPEN FRONTED PORCH

Front door, opening to:

#### ENTRANCE HALL

Staircase to first floor, under stairs cupboard, radiator, doors opening to:

#### SITTING ROOM

Double glazed window to front, radiator.

#### DINING ROOM

Double glazed window to rear, radiator.

#### KITCHEN

Double glazed window to rear overlooking garden, fitted with a range of wall and base units with work surfaces over, inset sink unit with cupboard below, partially tiled walls, built in electric oven\*, 5 ring gas hob\* with extractor\* over, cupboard housing gas boiler\* servicing central heating\* and hot water system\*, under stairs cupboard, door opening to:

#### REAR HALLWAY

Door to garden, storage cupboard, doors opening to:

#### W.C.

Double glazed window to side, w.c.

#### UTILITY ROOM

Double glazed window to front, butler sink, plumbing for washing machine, space for fridge/freezer, radiator.

#### FIRST FLOOR

#### LANDING

Double glazed window to side, loft hatch, airing cupboard with hot water tank, doors opening to:

#### BEDROOM ONE

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

#### BEDROOM TWO

Double glazed window to rear overlooking garden, built in wardrobe, radiator.

#### BEDROOM THREE

Double glazed window to front, built in wardrobe cupboard, radiator.

#### BATHROOM

Double glazed window to rear, suite comprising panelled bath, low level w.c., pedestal wash hand basin, fully tiled walls, ladder style radiator.

#### OUTSIDE

The property is approached via a brick paviour driveway offering parking. Pedestrian gate to side of the property opening onto the good sized enclosed **REAR GARDEN** which has an extensive Indian sandstone patio, steps up to an area of lawn, a pedestrian gate opens onto a wood chip section with a shed to the rear.

**SERVICES:** All main services.

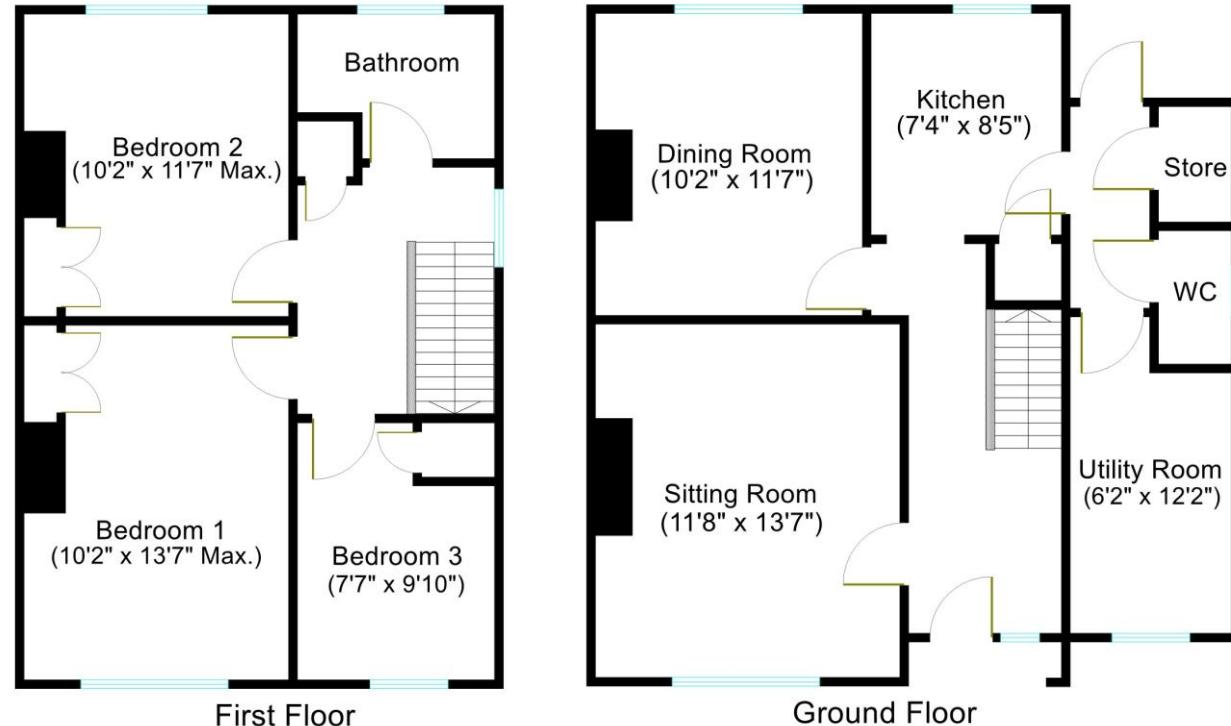
**TENURE:** Freehold

**LOCAL AUTHORITY:** Winchester City Council

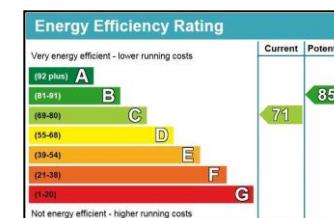
**COUNCIL TAX BAND:** C

**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 = 1,032 sq ft / 95.9 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.

