

# 23 Alders Road

Fareham | Hampshire | PO16 0SH



Offers in excess of: £250,000

**Chapplins**  
A family business



## A family business

### Overview

- Three bedroom semi-detached
- Extended to the rear
- NO FORWARD CHAIN
- Re-fitted kitchen
- Generous rear garden
- Off street parking
- Garage
- Well presented throughout
- Rewired in 2016
- 'Vaillant' boiler fitted in 2015



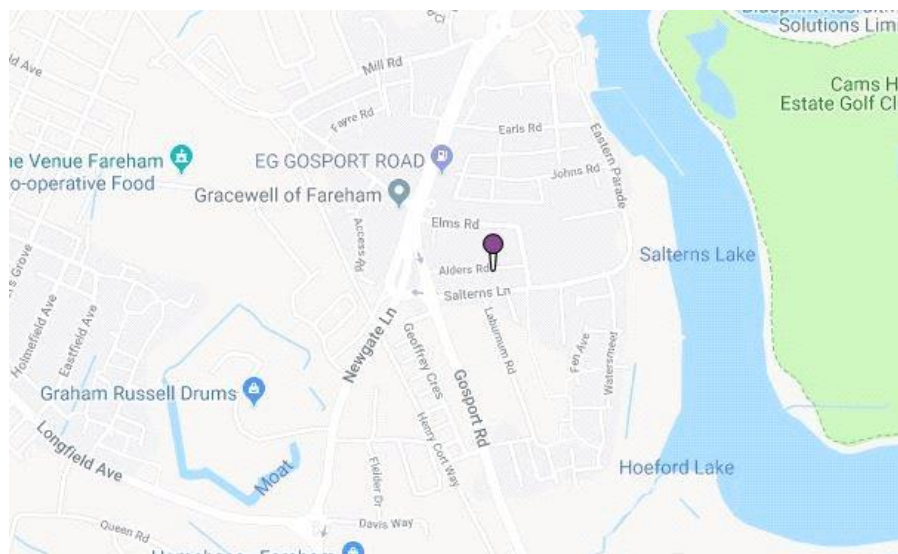
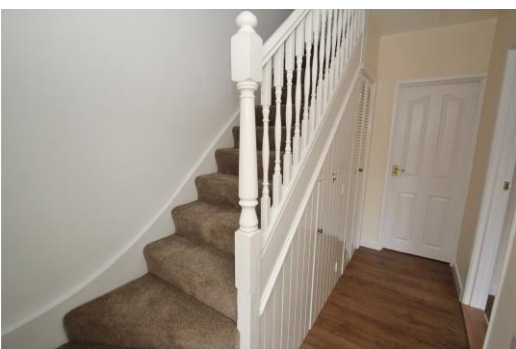
***NO FORWARD CHAIN. A well presented three bedroom semi-detached house. The property has been extended to the rear and modernised throughout by the current owners including a re-fitted modern kitchen breakfast room and open plan lounge/diner. Call now to view!***



On approach the property benefits from a porch which opens to the main entrance hallway with stairs to the first floor landing and doors to principal rooms. On the ground there is a generous open plan lounge/diner which leads to a re-fitted modern kitchen breakfast room with French doors to the rear garden. From the hall there is a fitted three piece bathroom. The property is presented to a good standard throughout.



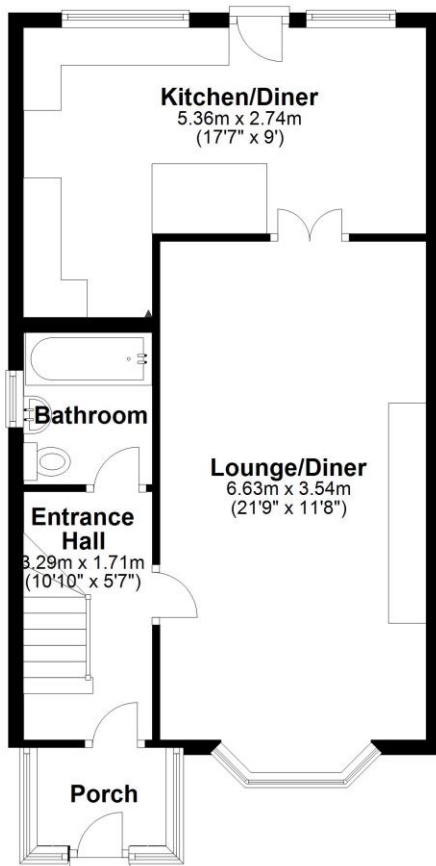
The property benefits from off street parking to the rear and a detached garage. The private rear garden comprises of three tiers with a patio seating area adjacent to the property, a synthetic grass area and a final tier which has a laid lawn. The garden is surrounded with wooden fence boundaries.



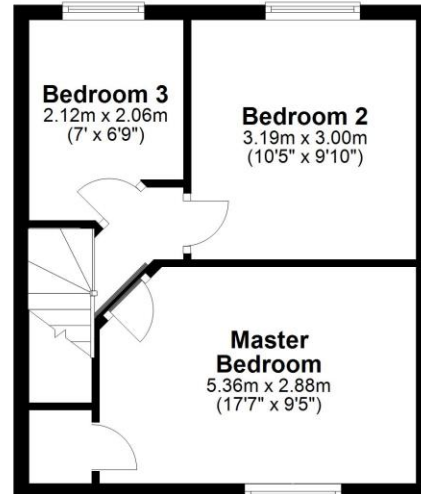
## Directions

From Fareham railway station roundabout take the second exit onto the A27 Western Way. Proceed east and at the roundabout take the fourth exit onto the A32 Gosport Road. After approximately three-quarters of a mile turn left into Alders Road and the property will be found on the right hand side as indicated by our For Sale board.

## Ground Floor



## First Floor



Total area: approx. 89.7 sq. metres (966.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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0BG

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This floor plan is provided for the visible guidance to prospective purchasers and is not designed to scale.

Please be aware that due to an update to the Money Laundering Regulations 2007 we are now required to carry out ID checks for all purchasers and we ask that this is made available to us at the point of offer.

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRS) / VENDOR QUESTIONNAIRE.**  
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability, the vendor questionnaire (which is available at our office) and make an appointment to view before travelling to see a property.