

Derlyn Road

Fareham | Hampshire | PO16 7TJ



Offers in excess of: £260,000

Chapplins
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Overview

- Two bedroom detached bungalow
- NO FORWARD CHAIN
- Town centre location
- Two double bedrooms
- Drive way
- Private rear garden
- Modern fitted kitchen
- Modern fitted bathroom



A rare opportunity to purchase this delightful two bedroom detached bungalow located within walking distance of the town centre, train station and bus routes. This modern property is offered with NO FORWARD CHAIN and located in a quiet private cul de sac and must be viewed to be appreciated.



On approach there is a walled boundary opening to the main entrance and gated access to a block paved drive way. Through a UPVC double glazed door opens in to a good sized entrance hall with doors to principle rooms. Internally there are two double bedrooms, a good sized modern fitted kitchen with a side entrance, modern fitted bathroom and separate lounge/diner with French doors opening on to a private garden.



Outside

The property benefits from a block paved drive offering off street parking for two vehicles. Gated entrance leads to the private garden which is mainly laid to lawn with a paved patio seating area. The garden has wooden panelled fence boundaries.

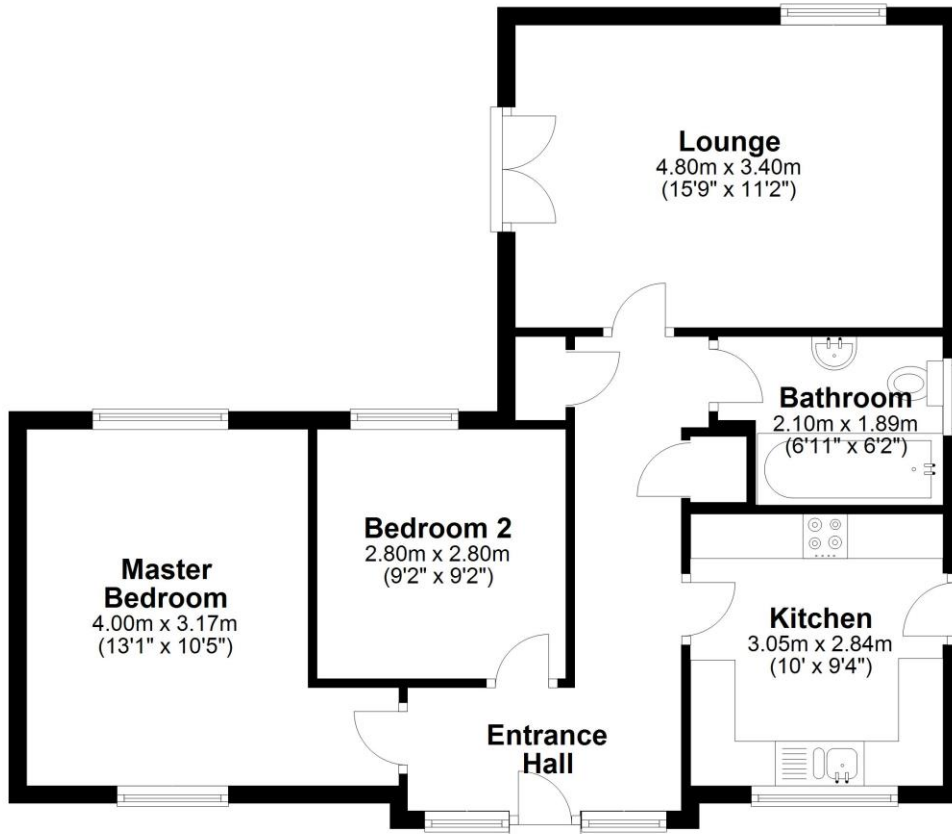


Directions

From Fareham railway station turn into West Street and take the first left into Grove Road, turn right into Gordon Road, take the first right into Derlyn Road, continue to the end of the road where you will find a left turning. The property can be found at the end of the cul de sac.

Derlyn Road is located very close to the town centre which has a wide range of shops and restaurants, train station and bus routes. Fareham Leisure centre and recreation ground is also a short walk away.

Ground Floor



Total area: approx. 63.9 sq. metres (687.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.