Ground Floor

Floor area 44.3 sq.m. (477 sq.ft.)

First Floor

Floor area 28.0 sq.m. (301 sq.ft.)

Total floor area: 72.3 sq.m. (778 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Guide Price £240,000

Derlyn Road, Fareham PO16 7TJ

bernards THE ESTATE AGENTS

2 1 2

HIGHLIGHTS

- NO FORWARD CHAIN
- TERRACED HOUSE
- TWO BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO SHOPS
- WALKING DISTANCE TO FAREHAM TRAIN STATION
- A MUST VIEW
- IDEAL FIRST TIME BUYER PURCHASE

Located on Derlyn Road in Fareham, this delightful terraced house presents an excellent opportunity for first-time buyers. Spanning a comfortable 778 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The two well-proportioned bedrooms provide ample space for restful nights, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is the driveway, offering parking for two vehicles, a rare find in such a desirable location. The absence of a forward chain ensures a smooth and swift transaction, allowing you to settle into your new home without delay.

Situated within walking distance of Fareham train station, this property is ideal for commuters and those who enjoy the convenience of local amenities. The surrounding area is vibrant and welcoming, making it a perfect place to establish your roots.

This terraced house on Derlyn Road is not just a property; it is a wonderful opportunity to create a home tailored to your lifestyle. Whether you are looking to start your journey in homeownership or seeking a charming abode in a friendly community, this residence is sure to meet your needs. Do not miss the chance to make this lovely house your new home.

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk

PROPERTY INFORMATION

SITTING/DINING ROOM
22'4" * 13'5" (6.83 * 4.09)

KITCHEN/BREAKFAST ROOM
12'9" * 11'3" (3.91 * 3.45)

BEDROOM ONE
10'11" * 10'2" (3.35 * 3.12)

BEDROOM TWO
11'1" * 8'5" (3.38 * 2.57)

COUNCIL TAX BAND B

TENURE
Freehold

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

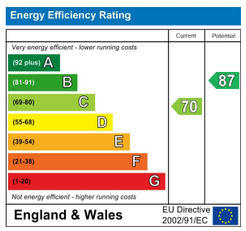
OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLOSURE STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.
Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.
Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



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