



1 Hazeldene
Parsonage Lane
Durley
SO32 2AD

Byrne & Co

ESTATE AGENTS

01329 834579 www.byrneandco.uk

1 HAZELDENE

PRICE GUIDE: £425,000

The Property

This charming two double bedroom semi-detached home is situated in the highly desirable village of Durley and is offered on the market with No Forward Chain.

The ground floor accommodation comprises two reception rooms, a kitchen, a conservatory and a family bathroom, providing flexible living space throughout. Upstairs there are two bedrooms and a shower room, which is accessed from the principal bedroom.

Externally the property benefits from driveway parking and an electric vehicle charging point. To the rear, there is a useful storage shed with a utility area at the front.

The attractive gardens extend to the side and the rear of the property and features a variety of mature plants and shrubs, creating a pleasant outdoor space to enjoy.

The current owners have also installed solar panels, which they report have significantly reduced their electricity costs.

Early viewing is highly recommended. The property is available to view immediately and is offered with No Forward Chain.

- * SEMI-DETACHED PROPERTY *
- * SOLAR PANELS *
- * OUTSIDE STORAGE *
- * TWO BATHROOMS *
- * CONSERVATORY *
- * ENCLOSED REAR GARDEN *
- * DRIVEWAY PARKING *
- * ELECTRIC CAR CHARGING POINT *
- * NO FORWARD CHAIN *
- * CHARACTER PROPERTY *

The Location

Durley is a highly sought after semi-rural location close to the historic market town of Bishops Waltham which offers all local amenities. Hedge End is nearby and offers easy access to the M27 motorway network.

Directions

From Wickham proceed to Bishops Waltham crossing over both roundabouts then on the outskirts of Bishops Waltham turn left where signposted Durley. Proceed along Durley Street and turn left into Parsonage Lane just before the Memorial Hall.

ACCOMMODATION

- SITTING ROOM
- DINING ROOM
- KITCHEN
- CONSERVATORY
- UTILITY ROOM
- BATHROOM
- BEDROOM ONE
- ENSUITE SHOWER ROOM
- BEDROOM TWO

Services: All main services.

Tenure: Freehold.

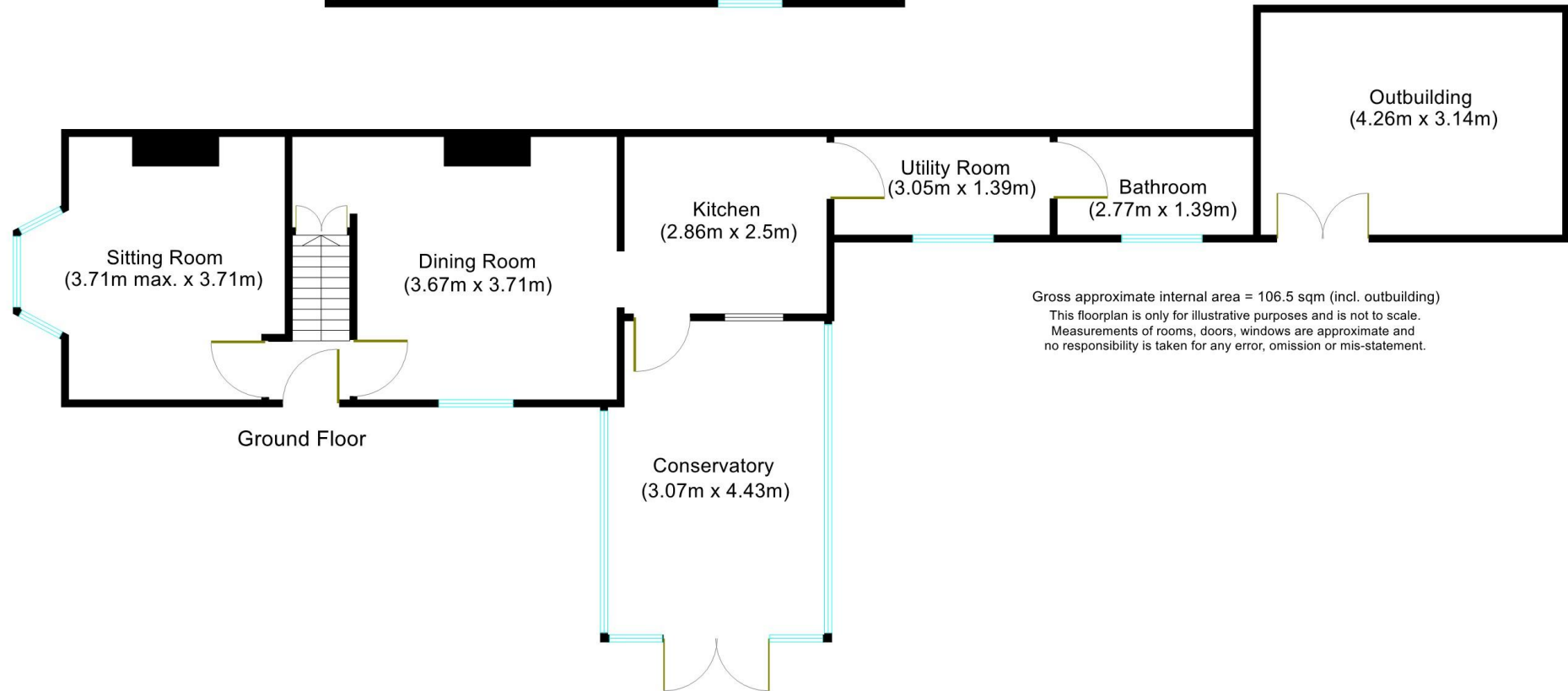
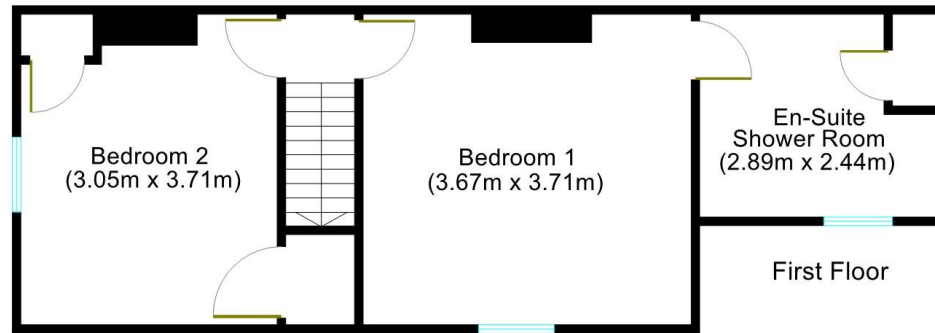
Local Authority: Winchester District Council.

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 only.

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





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.

