

Guide Price £550,000

Mays Lane, Fareham PO14 2ED

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ DETACHED BUNGALOW
- ❖ FOUR BEDROOMS
- ❖ BATHROOM AND AN ADDITION W/C
- ❖ GARAGE AND GARDEN ROOM
- ❖ WRAP-AROUND REAR GARDEN
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ AMPLE PARKING
- ❖ WALKING DISTANCE INTO STUBBINGTON VILLAGE
- A MUST VIEW

Situated on a private road in the desirable area of Mays Lane, Fareham, this charming detached bungalow presents a rare opportunity for those seeking a spacious and comfortable home. With a generous footprint of 1,397 square feet, this property boasts four well-proportioned bedrooms, making it ideal for families or those wishing to accommodate guests. The single reception room offers a welcoming space for relaxation and entertaining, while the bathroom is conveniently located to serve the needs of the household.

Set back from the main road, this bungalow enjoys a peaceful setting, allowing for a tranquil living experience. The property is also chain-free, providing a smooth transition for prospective buyers. Parking is a breeze with space available for

up to three vehicles, and the inclusion of a garage adds further convenience for storage or additional parking.

One of the standout features of this home is its proximity to Stubbington Village Centre, which is within walking distance. This means you can easily access local shops, cafes, and amenities, enhancing your lifestyle in this charming community.

In summary, this detached bungalow on Mays Lane is a fantastic opportunity for anyone looking to settle in a quiet yet accessible location. With its spacious layout, ample parking, and close-knit community feel, it is sure to attract interest from a variety of buyers. Don't miss your chance to make this delightful property your new home.

Call today to arrange a viewing  
02392 553 636  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

**LOUNGE**  
18'0" \* 11'8" (5.51 \* 3.57)

**KITCHEN**  
11'9" \* 11'8" (3.60 \* 3.56)

**BEDROOM ONE**  
11'8" \* 11'8" (3.56 \* 3.56)

**BEDROOM TWO**  
13'10" \* 9'10" (4.22 \* 3.00)

**BEDROOM THREE**  
11'8" \* 10'2" (3.57 \* 3.12)

**BEDROOM FOUR**  
10'9" \* 7'10" (3.28 \* 2.41)

**BATHROOM**  
8'6" \* 6'5" (2.61 \* 1.96)

**GARAGE**  
19'2" \* 9'9" (5.86 \* 2.98)

**GARDEN ROOM**  
11'8" \* 7'8" (3.56 \* 2.35)

**Council Tax Band E**

**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.

**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.

**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.

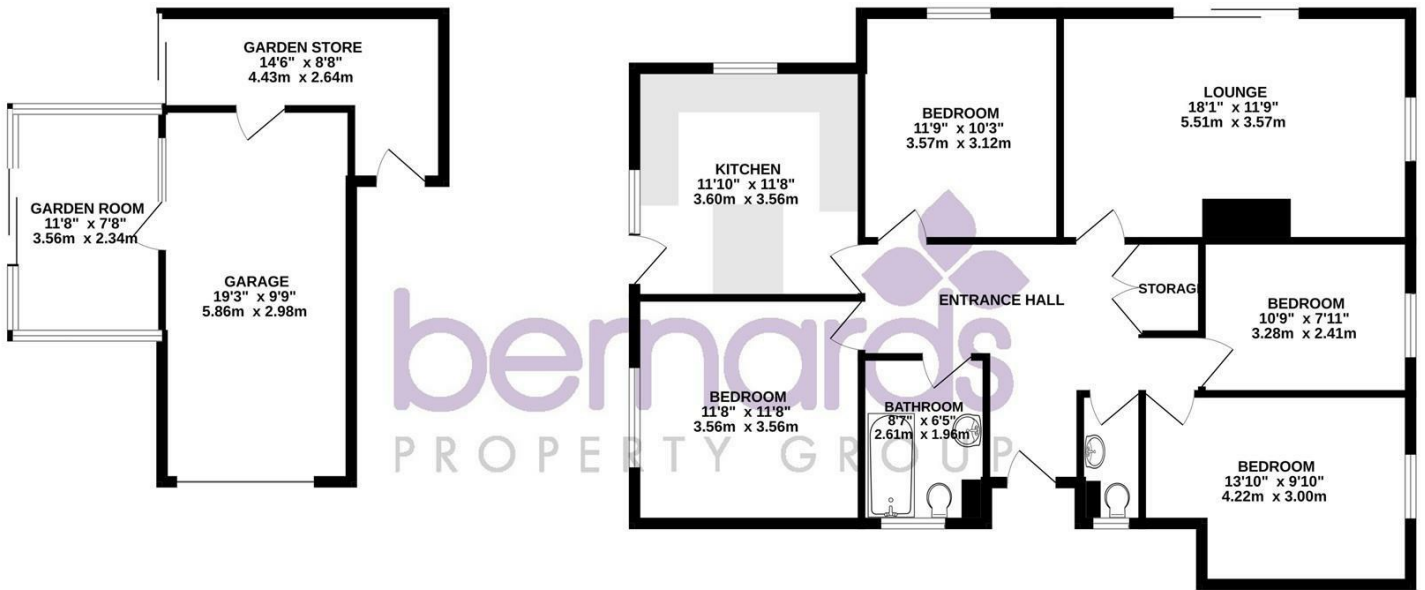


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



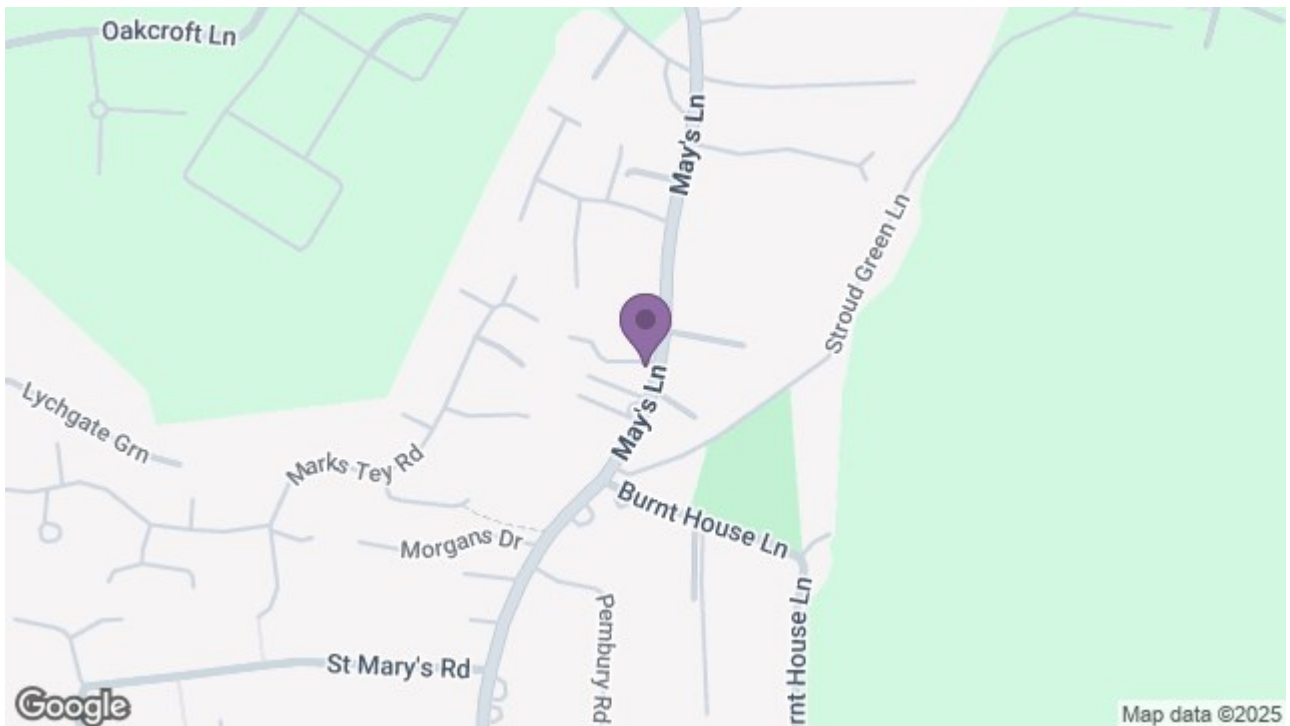
OUTBUILDINGS  
367 sq.ft. (34.1 sq.m.) approx.

GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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