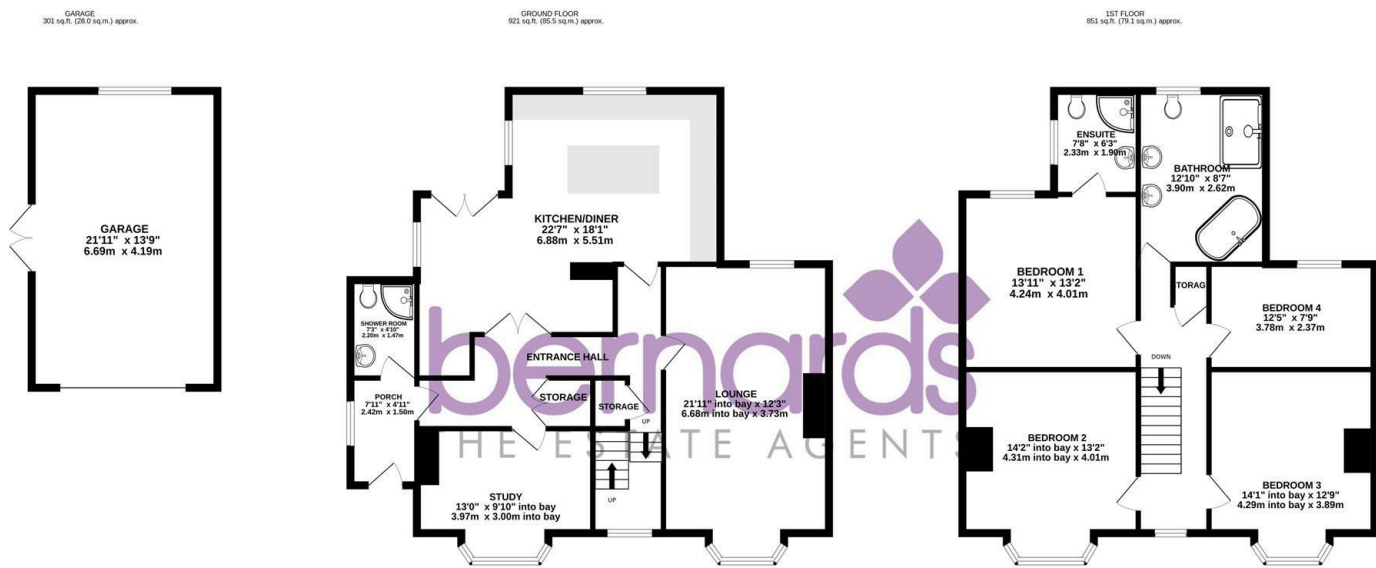


FOR SALE

Guide Price £650,000

Rose Villa, Fareham PO16 8BG

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 2073 sq.ft. (192.6 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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HIGHLIGHTS

- ❖ LARGE DETACHED FAMILY HOME
- ❖ FOUR BEDROOMS
- ❖ MODERNISED THROUGHOUT
- ❖ KITCHEN/DINER
- ❖ SEPERATE LOUNGE AND STUDY
- ❖ STUNNING FOUR PEICE BATHROOM
- ❖ ENSUITE TO MASTER BEDROOM
- ❖ LARGE DRIVEWAY FOR MULTIPLE VEHICLES
- ❖ DOUBLE GARAGE
- ❖ LARGE WEST FACING REAR GARDEN

** IMPOSING & IMPRESSIVE PORTCHESTER FAMILY HOME **

What a fabulous Portchester house! This expansive and eye-catching home situated in a popular location has an impressive mix of space, character and tells a wonderful story over 2 floors.

As you approach the home, you'll instantly be attracted by the charm, and this continues as you make your way inside. The owners have made a lot of improvements over the last 10 years, A striking lounge offers a more formal room to enjoy a relaxed time whilst at the rear of the property you'll find a wonderful open plan dining and kitchen area which offers a super sociable space to be enjoyed when you have a house full.

The ground floor is finished off with a large study and shower room.

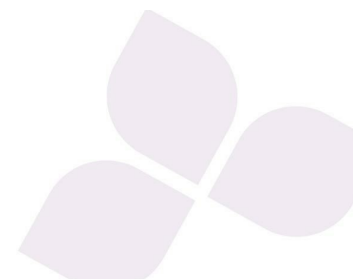
The bedrooms located on the first floor are all great size with the master having the added benefit of an ensuite. The family bathroom is large with a walk-in shower and free-standing bath perfect for a soak after a long day at work.

The rear garden is west facing and the ideal space to entertain in the summer months, even when the colder evenings set in you can enjoy the fire pit with seating area located at the bottom of the garden.

The property is finished off with a double garage and gated parking for several vehicles.

A truly wonderful opportunity that must be viewed to be appreciated and one that needs an internal inspection at the earliest opportunity.

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



Call today to arrange a viewing
01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

- LOUNGE**
21'10" * 12'2" (6.68 * 3.73)
- KITCHEN/DINER**
22'6" * 18'0" (6.88 * 5.51)
- STUDY**
13'0" * 9'10" (3.97 * 3.00)
- SHOWER ROOM**
7'2" * 4'9" (2.20 * 1.47)
- BEDROOM ONE**
13'10" * 13'1" (4.24 * 4.01)
- ENSUITE**
7'7" * 6'2" (2.33 * 1.90)
- BEDROOM TWO**
14'1" * 13'1" (4.31 * 4.01)
- BEDROOM THREE**
14'0" * 12'9" (4.29 * 3.89)
- BEDROOM FOUR**
12'4" * 7'9" (3.78 * 2.37)
- BATHROOM**
12'9" * 8'7" (3.90 * 2.62)
- GARAGE**
21'11" * 13'8" (6.69 * 4.19)

COUNCIL TAX BAND E
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.

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OFFER CHECK PROCEDURE
If you are considering making an

offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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

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.

SOLICITOR
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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	76
EU Directive 2002/91/EC	
England & Wales	



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