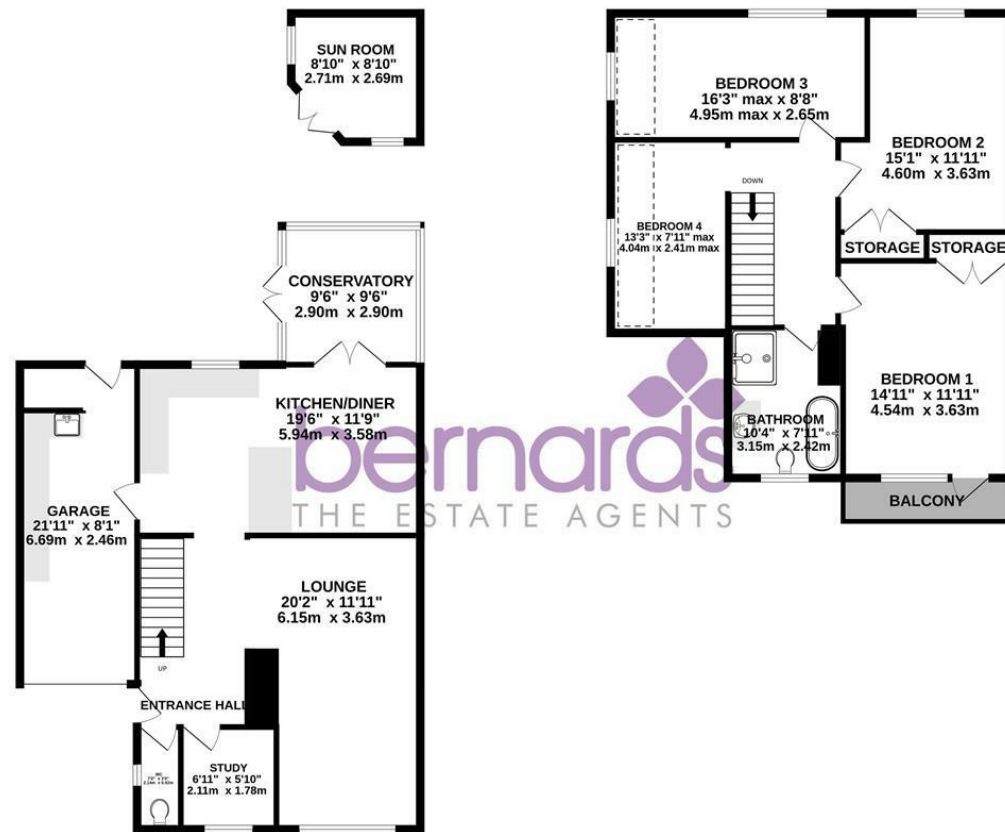
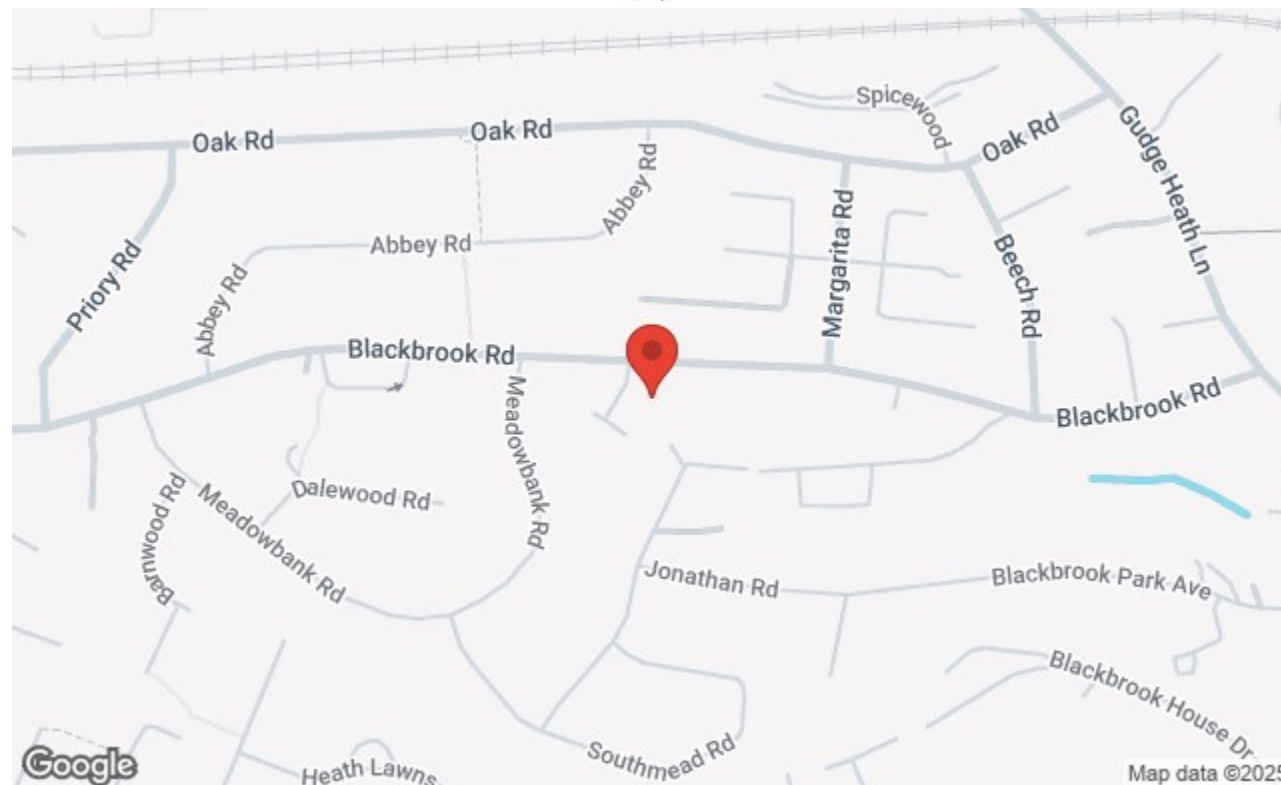


GROUND FLOOR  
949 sq.ft. (88.2 sq.m.) approx.

1ST FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 1742 sq.ft. (161.8 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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79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500



Guide Price £475,000

Stanley Close, Fareham PO15 5DF

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ FOUR BEDROOMS
- ❖ MODERN KITCHEN/DINER
- ❖ LARGE ENTRANCE WITH CLOAKROOM
- ❖ FOUR PIECE BATHROOM
- ❖ STUDY AND CONSERVATORY
- ❖ GARAGE WITH UTILITY SPACE
- ❖ SUN ROOM IDEAL FOR A HOME OFFICE
- ❖ LANDSCAPED REAR GARDEN
- ❖ LARGE DRIVEWAY FOR MULTIPLE VEHICLES

\*\*\*NO FORWARD CHAIN\*\*\*

We are delighted to introduce to the sales market this beautifully presented four-bedroom link-detached property in a highly sought after cul-de-sac in Fareham.

The property is finished to an amazing standard, perfectly suited for a growing family, with the size and amenities it has on offer. The property's front exterior is set back from the road and hence is an excellent size, providing off road parking.

Upon entry to the property, you have a beautifully presented entrance hallway!

The ground floor consists of a large reception lounge with floor to ceiling window that floods the room with natural light.

The 19ft kitchen/diner is a fantastic entertaining

space, with double doors into the conservatory and views to the landscaped rear garden.

Completing the ground floor is the utility study and w.c.

The private garden is an excellent space for family entertaining and is laid to lawn and patio. You also have the sunroom which is perfect as a home office.

On the first floor you have three double bedrooms and a good size single, all of which are flooded with natural light, with the master including a balcony overlooking the street.

Completing the first floor is the four-piece bathroom, which is finished to a high standard.

Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
20'2" \* 11'10" (6.15 \* 3.63)

**STUDY**  
6'11" \* 5'10" (2.11 \* 1.78)

**KITCHEN/DINER**  
19'5" \* 11'8" (5.94 \* 3.58)

**CONSERVATORY**  
9'6" \* 9'6" (2.90 \* 2.90)

**BEDROOM ONE**  
14'10" \* 11'10" (4.54 \* 3.63)

**BEDROOM TWO**  
15'1" \* 11'10" (4.60 \* 3.63)

**BEDROOM THREE**  
16'2" \* 8'8" (4.95 \* 2.65)

**BEDROOM FOUR**  
13'3" \* 7'10" (4.04 \* 2.41)

**BATHROOM**  
10'4" \* 7'11" (3.15 \* 2.42)

**STUDY**  
8'10" \* 8'9" (2.71 \* 2.69)

**SUN ROOM**  
8'10" \* 8'9" (2.71 \* 2.69)

**GARAGE**  
21'11" \* 8'0" (6.69 \* 2.46)

## 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.

### 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.

### LETTINGS INFORMATION

If you are considering buying this property as a buy to let investment, we would expect to achieve a figure in the region of £2,400PCM. This would provide a 5.88% gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 01329756500 or email [fareham@bernardsea.co.uk](mailto:fareham@bernardsea.co.uk).

### TENURE

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC		
England & Wales		



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