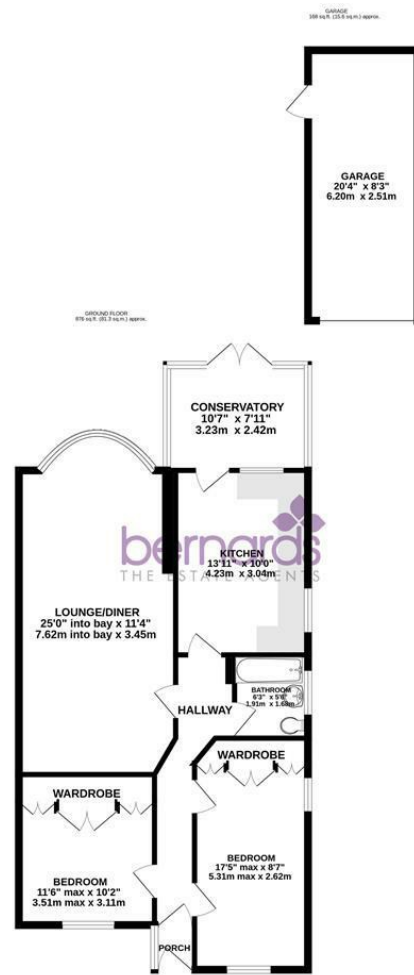




Offers In Excess Of £350,000

Abbeyfield Drive, Fareham PO15 5PF



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 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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****CHAIN FREE****

HIGHLIGHTS

- ❖ OFFERED CHAIN FREE
- ❖ SEMI-DETACHED BUNGALOW
- ❖ TWO BEDROOMS
- ❖ KITCHEN AND CONSERVATORY
- ❖ LOUNGE/DINER
- ❖ GARAGE PLUS BLOCK PAVED DRIVEWAY
- ❖ FAMILY BATHROOM
- ❖ PRIVATE REAR GARDEN
- ❖ CLOSE TO SHOPS AND TRANSPORT LINKS
- ❖ A MUST VIEW

We are delighted to be welcoming to the sales market, this charming bungalow on Abbeyfield Drive in Fareham.

Situated in a desired location this spacious bungalow is set back from the road and has a large driveway for multiple vehicles, access to the rear garden, garage, and a side entrance into the property.

As you walk through the property there are two double bedrooms, The main bedroom being a great size with built in wardrobes.

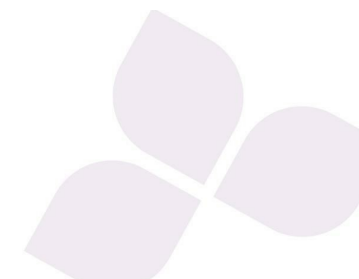
To the back of the property there is a large lounge/diner with beautiful bay window overlooking the rear garden. The kitchen is

also a really good size with modern fitted appliances, the kitchen leads on to the conservatory which gives you access to the rear garden. The property is completed with a modern three-piece bathroom.

As you move into the garden there is a garage which is ideal for a workshop. The garden is a wonderful space which is laid to lawn and has been a labour of love for the current owners.

With its spacious plot, ample inside space and its location, we strongly recommend booking a viewing to fully appreciate what's on offer.

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



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



PROPERTY INFORMATION

LOUNGE/DINER
24'11" * 11'3" (7.62 * 3.45)

KITCHEN
13'10" * 9'11" (4.23 * 3.04)

CONSERVATORY
10'7" * 7'11" (3.23 * 2.42)

BEDROOM ONE
17'5" * 8'7" (5.31 * 2.62)

BEDROOM TWO
11'6" * 10'2" (3.51 * 3.11)

BATHROOM
6'3" * 5'6" (1.91 * 1.69)

GARAGE
20'4" * 8'2" (6.20 * 2.51)

COUNCIL TAX BAND C

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 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.

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			85
(81-91) B			
(69-80) C		70	
(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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