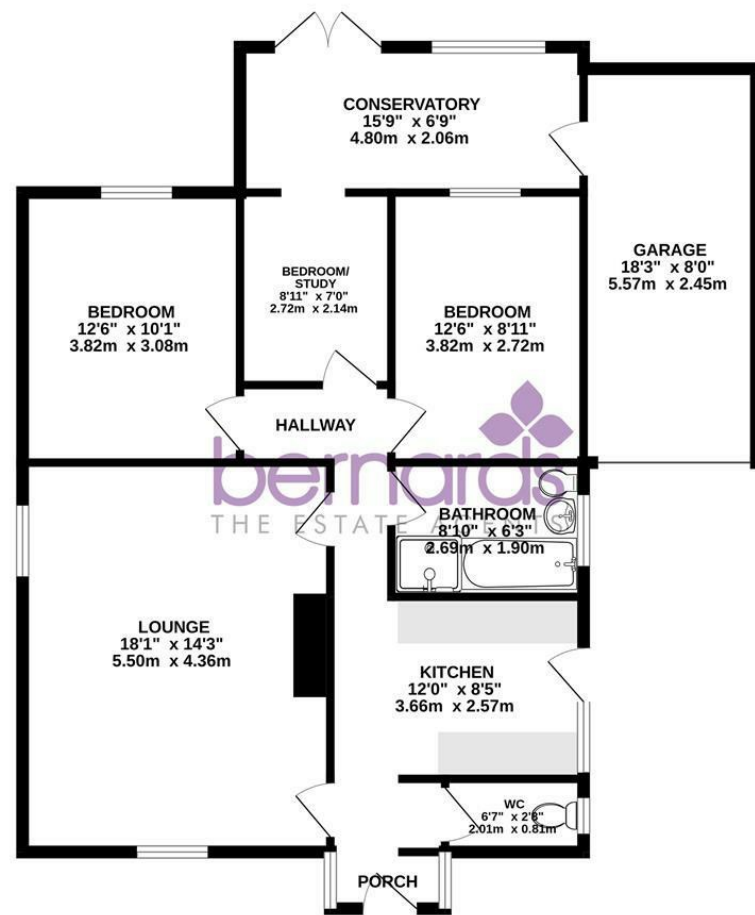


GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA - 1058 sq.ft. (98.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 £390,000

Longmynd Drive, Fareham PO14 1SR



HIGHLIGHTS

- ❖ DETACHED BUNGALOW
- ❖ TWO/THREE BEDROOMS
- ❖ FOUR PIECE BATHROOM
- ❖ CONSERVATORY
- ❖ TWO TOILETS
- ❖ LOW MAINTENANCE GARDEN
- ❖ GARAGE
- ❖ DRIVEWAY FOR MULTIPLE CARS
- ❖ CLOSE TO LOCAL TRANSPORT LINKS
- A MUST VIEW

****DETACHED BUNGALOW WITH AMPLE PARKING****

We are delighted to welcome to the sales market this beautifully presented two/three bedroom detached bungalow with a driveway and garage.

The property is located in the popular area of Longmynd Drive, Fareham.

On arrival to the home the hallway leads in to an impressive size living area with a large window flooding the room with natural light. There is a modern cream kitchen with ample storage space and a added bonus of

side access. There is a modern fitted four piece bathroom and a second W/C.

As you continue through the home there are two double bedrooms all presented to a high standard and a further third room which is ideal as a nursery or study. The third bedroom leads out on to a conservatory which is a brilliant additional living space. The conservatory comes with double doors leading out to the low maintenance rear garden.

The property offers the bonus of being detached, having a garage and plenty of parking on the drive.

Call today to arrange a viewing
 01329756500

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PROPERTY INFORMATION

LOUNGE
18'0" x 14'3" (5.50 x 4.36)

KITCHEN
12'0" x 8'5" (3.66 x 2.57)

BEDROOM ONE
12'6" x 10'1" (3.82 x 3.08)

BEDROOM TWO
12'6" x 8'11" (3.82 x 2.72)

BEDROOM THREE/STUDY
8'11" x 7'0" (2.72 x 2.14)

CONSERVATORY
15'8" x 6'9" (4.80 x 2.06)

GARAGE
18'3" x 8'0" (5.57 x 2.45)

DRIVEWAY

COUNCIL TAX BAND D

ANTI-MONEY LAUNDERING CHECKS (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!

SOLICITOR

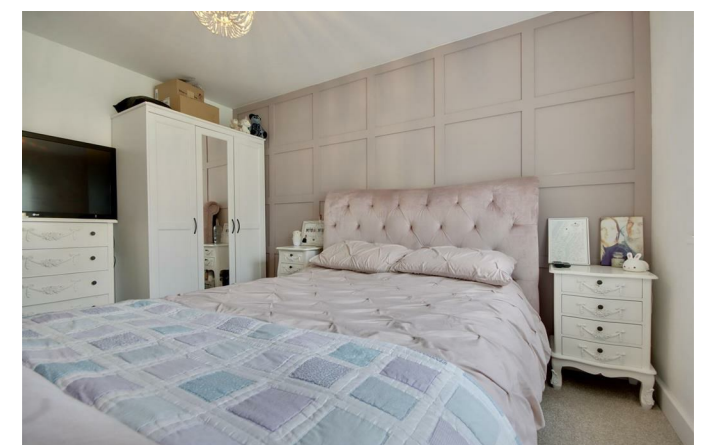
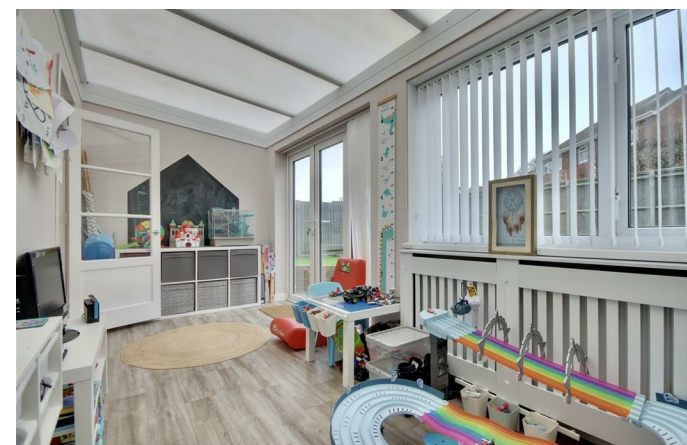
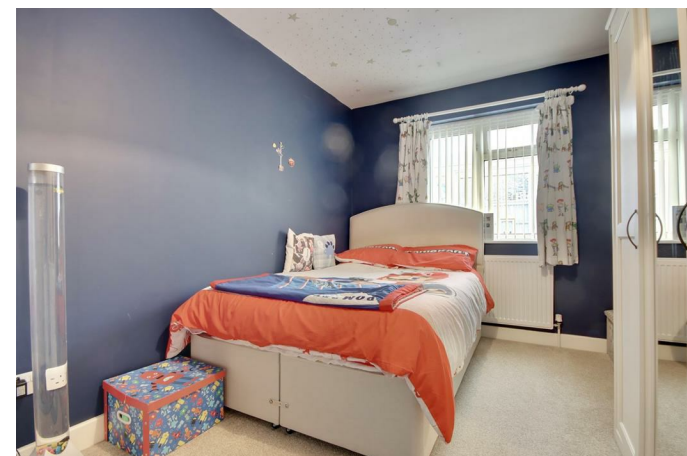
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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.

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.

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	89
(81-91) B	
(69-80) C	
(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

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