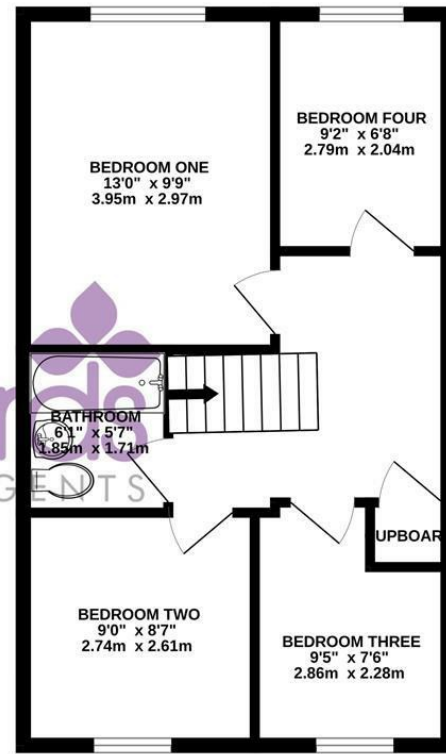
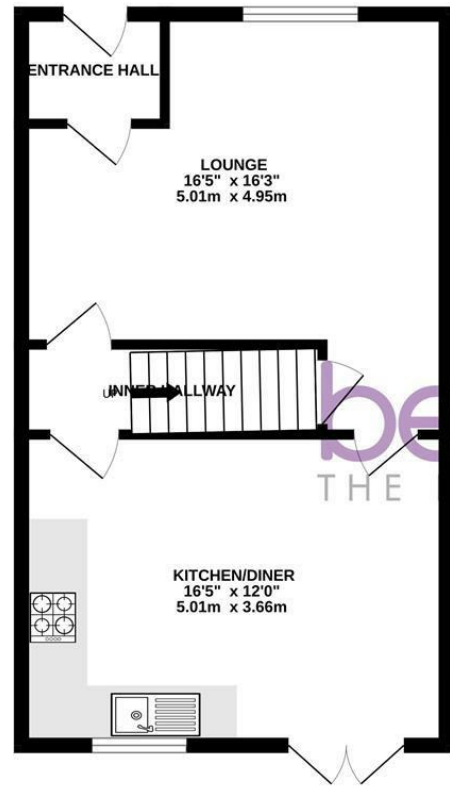


GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



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TOTAL FLOOR AREA : 929 sq.ft. (86.3 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 £315,000

Henley Gardens, Fareham PO15 6HA

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HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ REFURBISHED BATHROOM
- ❖ GARAGE
- ❖ ALLOCATED PARKING SPACE
- ❖ LARGE AND PRIVATE REAR GARDEN
- ❖ KITCHEN/DINER
- ❖ CUL-DE-SAC LOCATION
- ❖ WALKING DISTANCE TO SCHOOLS
- ❖ TWO DOUBLE BEDROOMS
- ❖ FIELD ACCESS TO THE REAR

This inviting four-bedroom house is nestled at the bottom of a tranquil cul-de-sac, offering a perfect blend of comfort, space, and modern design. As you approach, an open and safe residential frontage welcomes you, featuring a neatly paved path leading to the front door.

Upon entering through the small entrance hallway, you'll find a thoughtful storage area perfect for coats and shoes. The sitting room at the front of the house is bathed in natural light pouring through the generously sized front window, creating a warm and inviting atmosphere.

At the heart of the home, the kitchen diner has been thoughtfully combined into one expansive area. This clever fusion of spaces provides a perfect setting for both family dinner time and lively gatherings. The patio doors seamlessly connect the indoor and outdoor spaces, leading to a sizable rear garden. This private oasis offers a tranquil escape, perfect for entertaining guests

or enjoying a peaceful moment outdoors. Upstairs you'll discover four well-appointed bedrooms, comprising two spacious doubles and two charming singles. All the bedrooms share the luxury of a recently refurbished family bathroom, a testament to modern design and functionality.

The bathroom exudes beauty and elegance, providing a spa-like retreat within the comforts of home. For added convenience, this residence comes with an allocated parking space and a single garage, providing secure storage options. The thoughtful design, combined with the peaceful location at the end of a quiet cul-de-sac, makes this property an ideal home for those seeking a harmonious blend of comfort and style.

Call today to arrange a viewing
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PROPERTY INFORMATION

LOUNGE
16'5" x 16'2" (5.01 x 4.95)

KITCHEN/DINER
16'5" x 12'0" (5.01 x 3.66)

BEDROOM ONE
12'11" x 9'8" (3.95 x 2.97)

BEDROOM TWO
8'11" x 8'6" (2.74 x 2.61)

BEDROOM THREE
9'4" x 7'5" (2.86 x 2.28)

BEDROOM FOUR
9'1" x 6'8" (2.79 x 2.04)

BATHROOM
6'0" x 5'7" (1.85 x 1.71)

COUNCIL TAX BAND C

ANTI-MONEY LAUNDERING CHECKS (AML)

- Bernard's 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

BERNARD'S 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. Bernard's 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

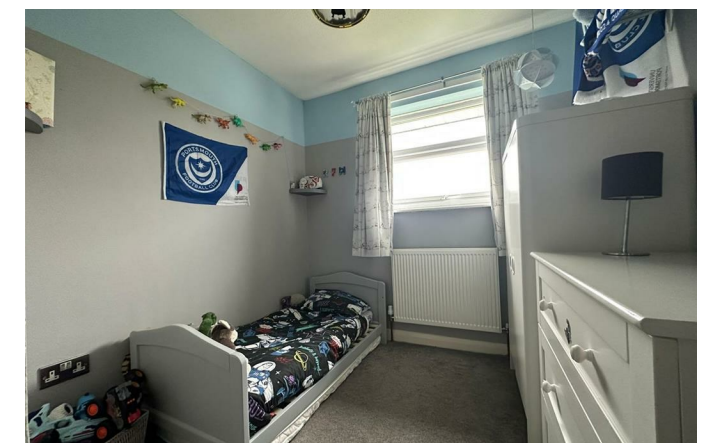
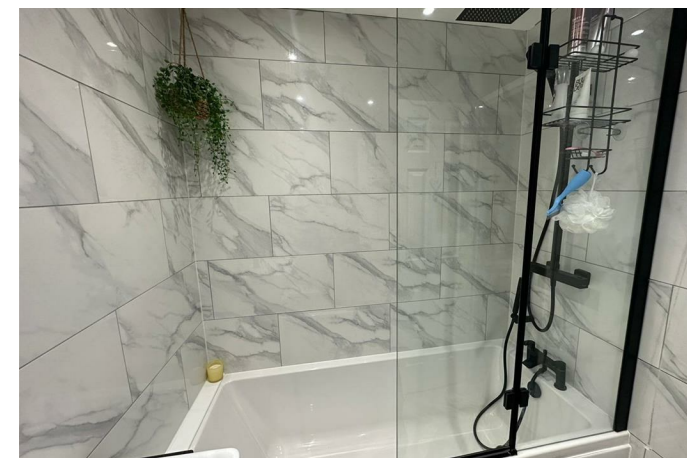
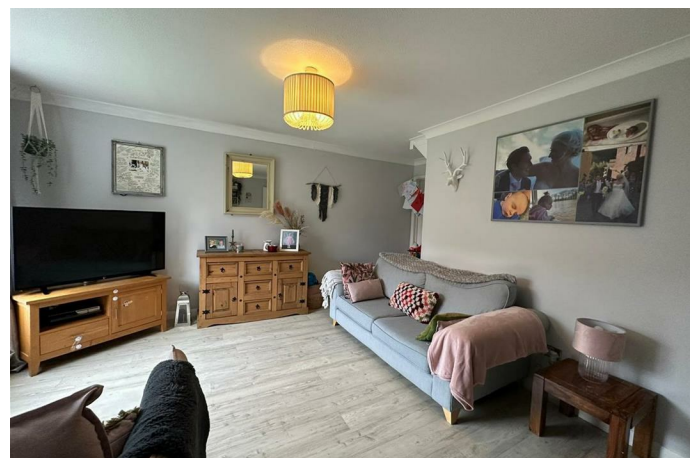
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.

EPC

Awaiting an updated EPC



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	79
(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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