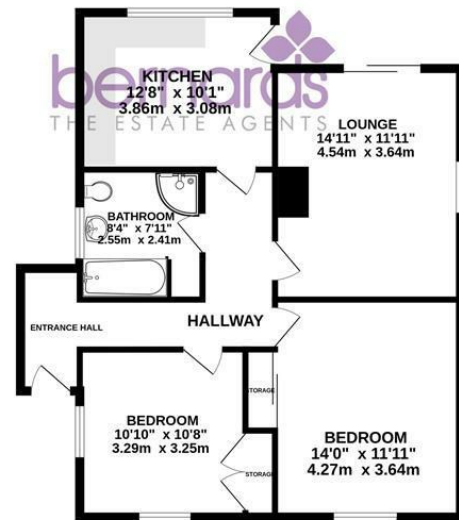
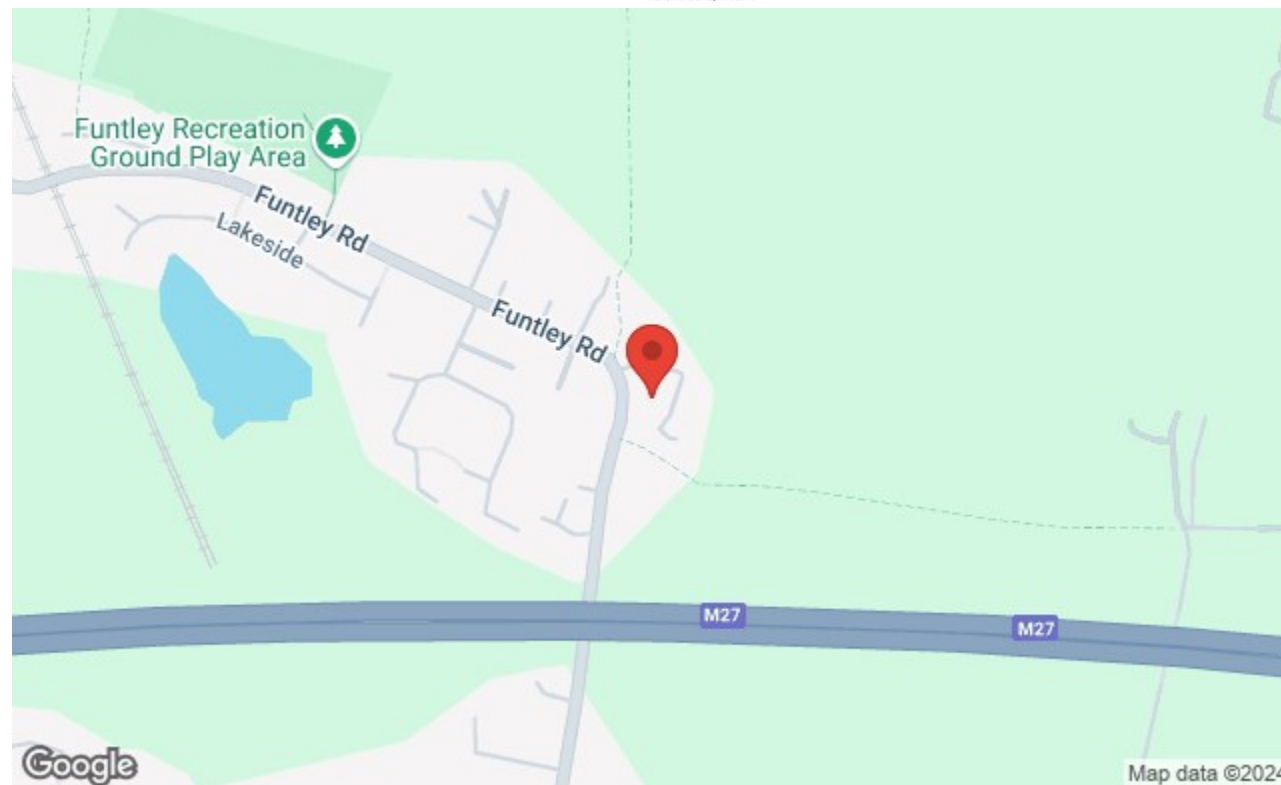


GROUND FLOOR  
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.6 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.  
Made with Hozonix 12/24.



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



Guide Price £270,000

Funtley Hill, Fareham PO16 7UZ



## HIGHLIGHTS

- ❖ CHAIN FREE PROPERTY
- ❖ DETACHED BUNGALOW
- ❖ PARKING
- ❖ SEPERATE GARAGE
- ❖ TWO BEDROOMS
- ❖ SEPERATE KITCHEN
- ❖ BUYERS FEE APPLY
- ❖ SUBJECT TO RESERVE PRICE
- ❖ MODERN METHOD OF AUCTION
- T&C'S APPLY

\*\*\*For sale by Modern Method of Auction; Starting Bid Price £270,000 plus Reservation Fee. \*\*\*

Charming Two-Bedroom Bungalow in Funtley Village

We are excited to present this delightful two-bedroom detached bungalow situated on Funtley Hill in the highly sought-after Funtley location. Boasting an enviable setting, well-designed living areas, and proximity to outdoor amenities, this property offers the epitome of Funtley living.

Upon entry, a spacious hallway welcomes you with a warm and inviting ambiance. The two generously sized bedrooms ensure both comfort and flexibility, accommodating various lifestyle preferences.

Additionally, this property features a garage, providing convenient parking or extra storage space, complemented by two dedicated parking spaces for added convenience. Embrace the best of Funtley living in this wonderful residence.

Call today to arrange a viewing  
01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## AUCTIONEER'S COMMENTS

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

**LOUNGE**  
14'10" \* 11'11" (4.54 \* 3.64)

**KITCHEN**  
12'7" \* 10'1" (3.86 \* 3.08)

**BATHROOM**  
8'4" \* 7'10" (2.55 \* 2.41)

**BEDROOM ONE**  
14'0" \* 11'11" (4.27 \* 3.64)

**BEDROOM TWO**  
10'9" \* 10'7" (3.29 \* 3.25)

**COUNCIL TAX BAND D**

## 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.

## 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.

## 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.

## AWAITING UPDATED EPC



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	83
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
Not energy efficient - higher running costs (1-20) <b>G</b>	
66	83

EU Directive 2002/91/EC  
England & Wales



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