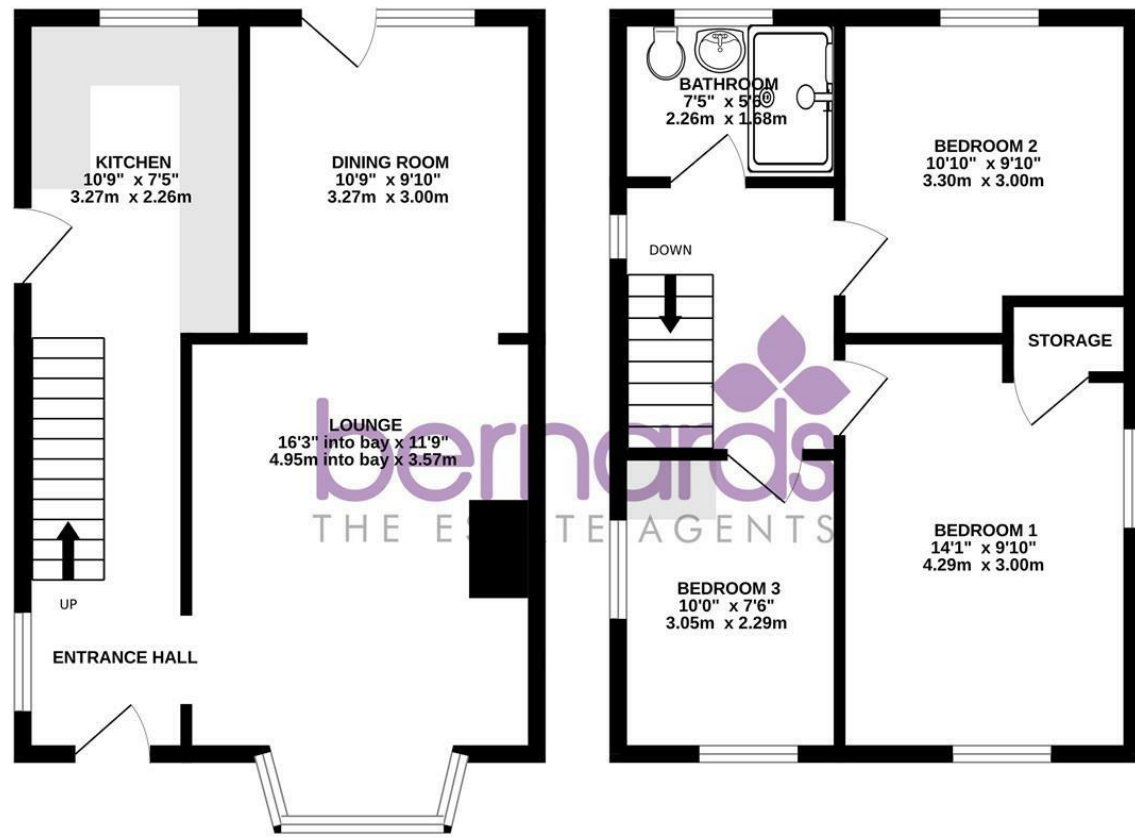


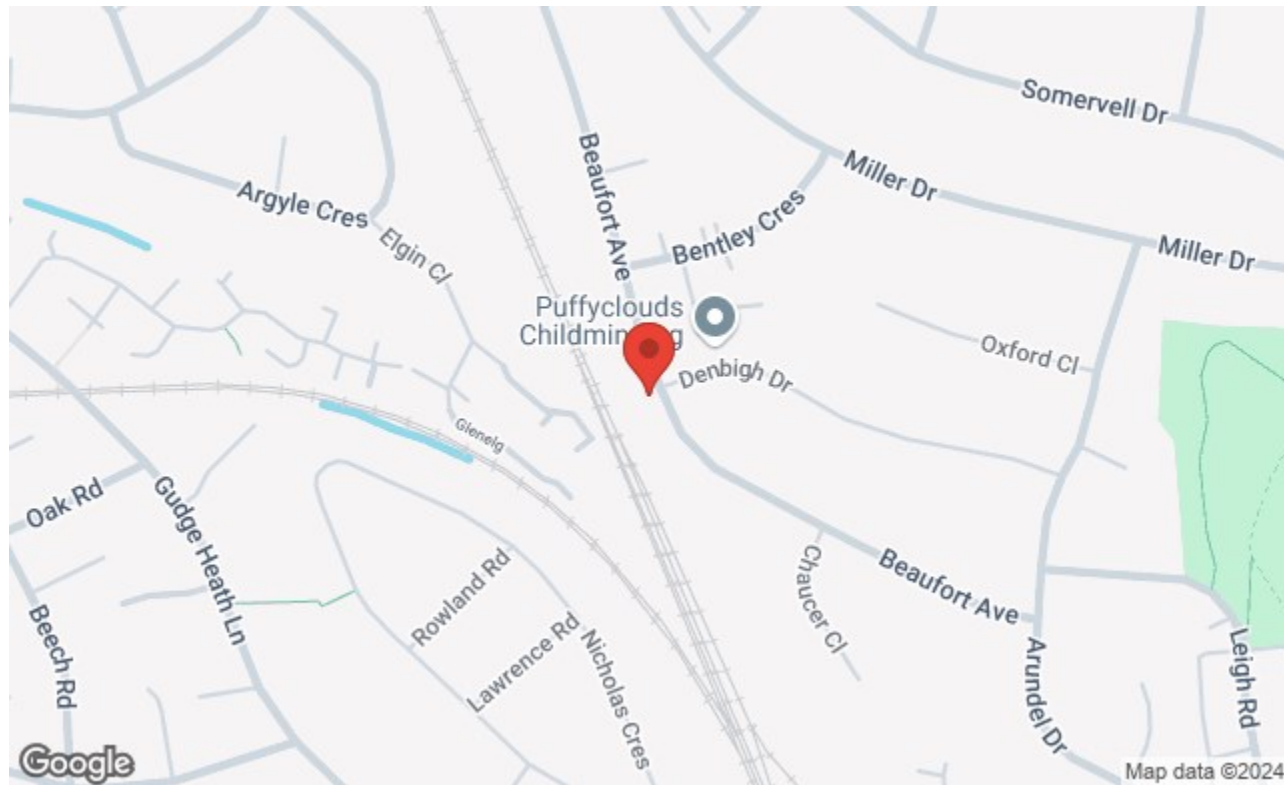
GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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 £365,000

Beaufort Avenue, Fareham PO16 7PE



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ DETACHED HOUSE
- ❖ LOUNGE, DINING ROOM AND KITCHEN
- ❖ SHOWER ROOM
- ❖ DRIVEWAY FOR MULTIPLE VEHICLES
- ❖ SOUTH FACING GARDEN
- ❖ REQUESTED UPLANDS LOCATION
- ❖ POTENTIAL TO EXTEND AND UPDATE STP
- MUST VIEW!

***NO FORWARD CHAIN!!!THREE BEDROOM DETACHED PROPERTY ***

A fantastic opportunity to purchase this three-bedroom detached house in this highly favoured location of North Fareham, enjoying a larger than average garden which is south facing.

The property has been loving looked after by the current owners and improved in many ways,

The ground floor consists of a large front aspect lounge, kitchen, and dining area with views over rear garden.

On the first floor you have three

bedrooms, all of which are flooded with natural light The family shower room completes the accommodation.

The south facing private garden is an excellent space for entertaining and is laid to lawn and a patio area, to the front you have an addition garden which is laid to lawn and a pond. The property also comes with parking for multiple cars.

The property has been owned by the current owners since new and has been a greatly loved family home. With its location and opportunity to update and modernize we would highly recommend booking a viewing today.

Call today to arrange a viewing
01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
16'2" * 11'8" (4.95 * 3.57)

DINING ROOM
10'8" * 9'10" (3.27 * 3.00)

KITCHEN
10'8" * 7'4" (3.27 * 2.26)

BEDROOM ONE
14'0" * 9'10" (4.29 * 3.00)

BEDROOM TWO
10'9" * 9'10" (3.30 * 3.00)

BEDROOM THREE
10'0" * 7'6" (3.05 * 2.29)

SHOWER ROOM
7'4" * 5'6" (2.26 * 1.68)

COUNCIL TAX BAND - E

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. 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 QUOTE

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.

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!

ANTI-MONEY LAUNDERING (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.



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

EU Directive 2002/91/EC
England & Wales

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