



Guide Price £290,000

Henley Gardens, Fareham PO15 6HA



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 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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HIGHLIGHTS

- Perfect First Time Buyers House
- Kept in Immaculate Condition Throughout
- Garage and Parking for Three Cars
- Quiet Residential Area
- Two Large Double Bedrooms
- Modern Kitchen Diner
- Sun Flooded Sitting Room
- Newly Fitted Bathroom
- Private Rear Garden
- Good School Catchment

This exquisite two-bedroom semi-detached house, nestled in a sought-after location, offers a unique blend of comfort, style, and convenience. This property stands out, boasting a spacious private driveway for three cars and a single garage.

As you enter through the front door, you are welcomed into a practical and well-designed entrance hallway. This space provides ample storage for coats and shoes, ensuring a tidy and organized home. The hallway seamlessly leads to the inviting sitting room, featuring a large window overlooking the front garden, allowing natural light to flood the space.

The sitting room serves as a cozy retreat, perfect for relaxation or entertaining guests. From here, a transition leads to the heart of the home – the modern kitchen diner. Fitted with contemporary appliances, the kitchen is not just a functional

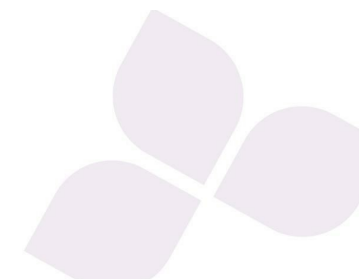
space but also a social hub, ideal for gatherings with loved ones.

The dining area, adorned with patio doors, opens up to a delightful rear garden, providing a seamless indoor-outdoor living experience. The garden, both private and spacious, is mainly laid to lawn with carefully crafted seating areas strategically placed to capture the best of the sun throughout the day.

Venturing upstairs, the property offers two generously sized double bedrooms, each equipped with fitted storage for added convenience. The bedrooms share a tastefully appointed family bathroom, ensuring comfort and privacy for all residents.

This home's rear garden not only offers tranquility but also grants access to the single garage and parking space for three cars, a rare and valuable feature in this popular location.

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PROPERTY INFORMATION

SITTING ROOM
14'11" x 10'6" (4.55 x 3.22)

KITCHEN DINER
11'5" x 13'8" (3.48 x 4.18)

BEDROOM ONE
13'10" x 10'7" (4.24 x 3.23)

BEDROOM TWO
12'0" x 8'9" (3.68 x 2.69)

BATHROOM
8'8" x 5'0" (2.66 x 1.53)

GARAGE
20'4" x 8'8" (6.20 x 2.65)

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

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.

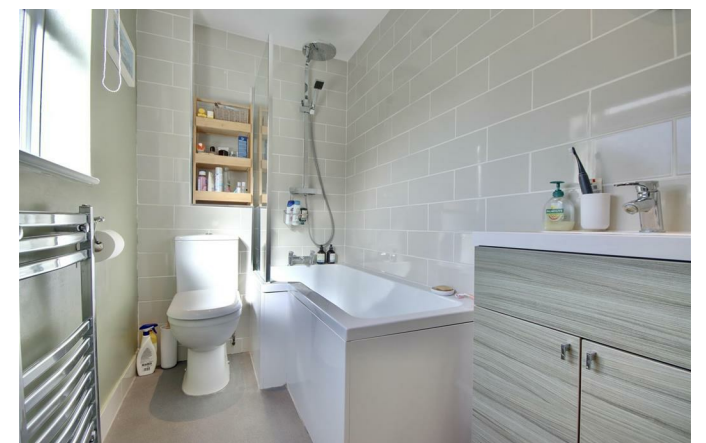
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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.

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	55
EU Directive 2002/91/EC	
England & Wales	



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