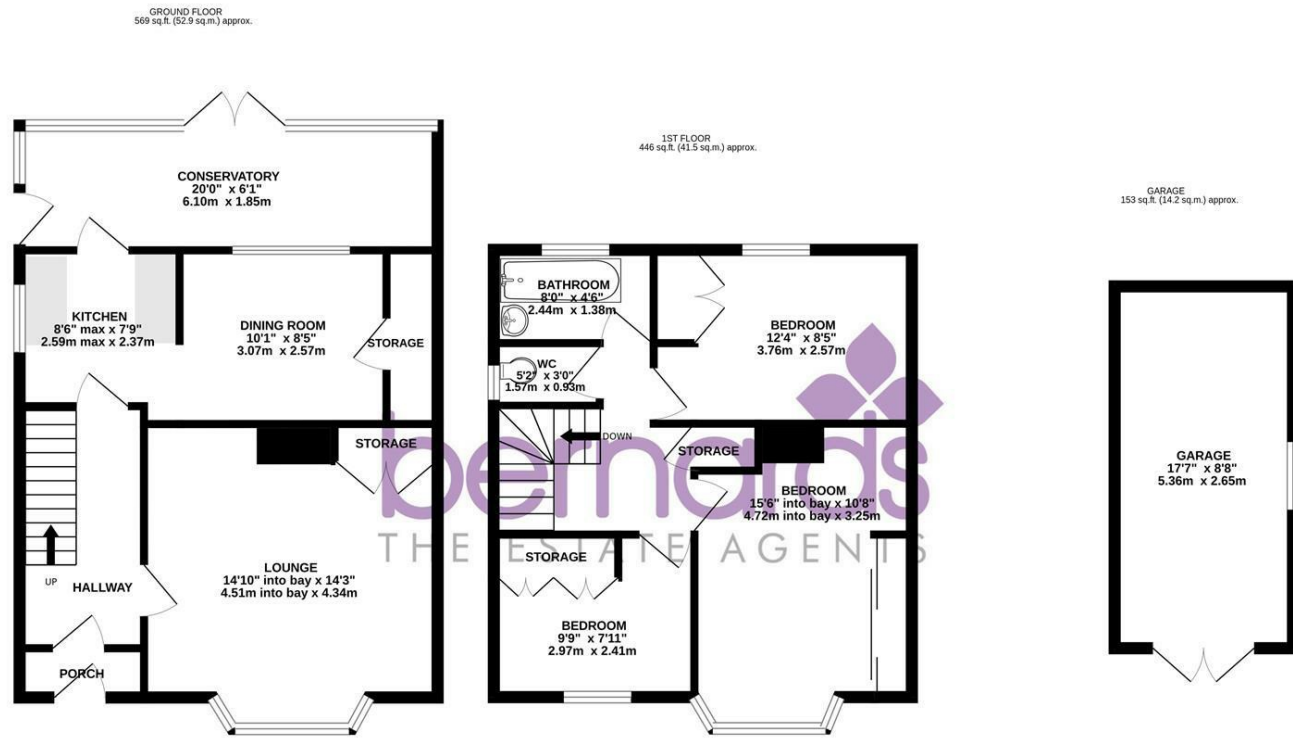




Guide Price £375,000

Uplands Crescent, Fareham PO16 7JZ



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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. Made with Metropix ©2024



### HIGHLIGHTS

- ❖ SEMI DETACHED HOUSE
- ❖ THREE BEDROOMS
- ❖ FANTASTIC POTENTIAL TO EXTEND SUBJECT TO PLANNING
- ❖ LIVING ROOM
- ❖ KITCHEN
- ❖ DINING ROOM
- ❖ CONSERVATORY
- ❖ SOUTH WEST FACING GARDEN
- ❖ GARAGE PLUS DRIVEWAY
- MUST VIEW

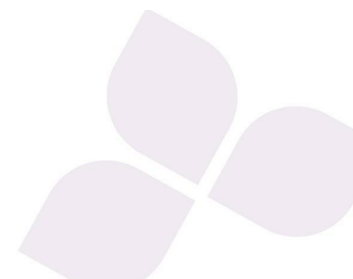
A fantastic opportunity to purchase this charming 3-bedroom residence, ideally positioned in a highly coveted area within the catchment zones of Harrison and Cams Hill Schools. Boasting a spacious south west facing garden garage plus parking and potential for extension this is a great opportunity not to be missed a early viewing is recommended.

Upon arrival, you are welcomed by a recently installed composite front door, leading you into the main entrance hallway. Here, you'll find stairs ascending to the first-floor landing and access to the principal rooms. The ground floor comprises a generously

sized lounge featuring an original fireplace, a dining room complete with a sizable larder cupboard, and a well-appointed kitchen. Overlooking the rear garden is a double-glazed conservatory, offering a seamless indoor-outdoor flow through French doors.

Ascending to the first floor, a landing illuminated by a side aspect window grants access to three ample bedrooms, a fitted bathroom, and a separate WC. This property promises comfortable living spaces and presents an excellent opportunity for further enhancement and personalization.

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



Call today to arrange a viewing  
01329756500  
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# PROPERTY INFORMATION

## COUNCIL TAX BAND C

### LOCATION

Fareham is a market town in the county of Hampshire, England, located between the cities of Southampton and Portsmouth. It lies northwest of Portsmouth and southwest of Southampton. Fareham is situated at the northwestern tip of Portsmouth Harbour, and it's about 16 miles (26 kilometers) east of Southampton and about 9 miles (14 kilometers) west of Portsmouth. The town is easily accessible via major roads such as the M27 motorway and the A27 road. Fareham has a mix of urban and rural areas and serves as a residential area for commuters working in nearby cities.

### 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)

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.

### 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.



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>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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