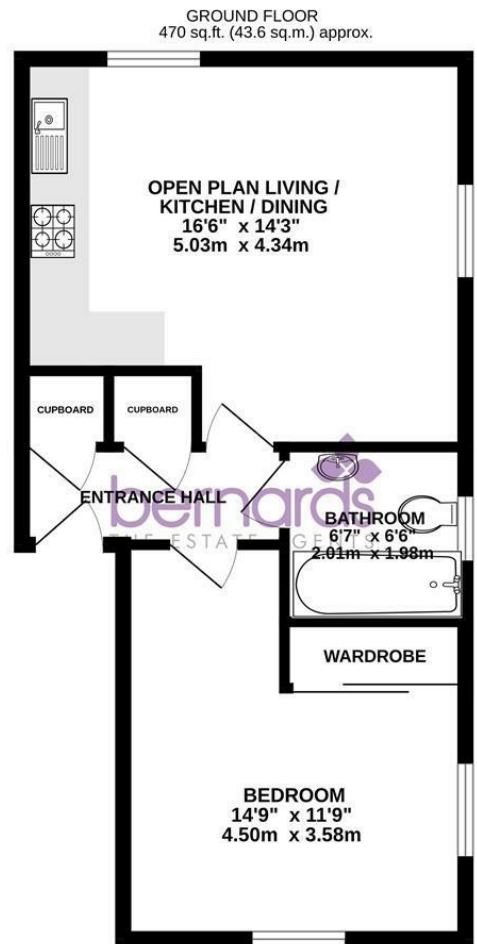




Guide Price £175,000

Knowle Avenue, Fareham PO17 5FT



TOTAL FLOOR AREA: 470 sq.ft. (43.6 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.  
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## HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ GROUND FLOOR
- ❖ ALLOCATED PARKING
- ❖ OPEN PLAN LIVING AREA
- ❖ VERY WELL MAINTAINED
- ❖ FITTED WARDROBES
- ❖ REQUESTED KNOWLE VILLAGE LOCATION
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ IDEAL INVESTMENT PROPERTY
- A MUST VIEW

Nestled in the sought-after Knowle Village, this residence offers a serene countryside lifestyle, with the added convenience of being within close proximity to the bustling amenities of Fareham and Wickham.

Tucked away from the road, access to the building is through a communal pathway bordered by charming hedge shrubs, leading to the secure communal entrance.

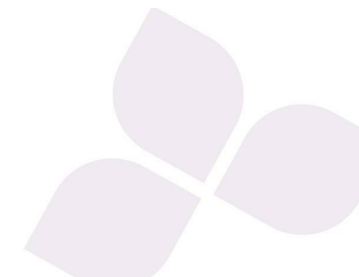
Upon entering the apartment, you're greeted by an entrance hall featuring fitted storage cupboards for shoes and coats. From here, you can seamlessly access all areas of the accommodation. Step into the main living space, where the open-plan design and expansive window invite abundant natural light, creating an inviting

ambiance. The living room seamlessly transitions into a thoughtfully designed kitchen, forming the social heart of the property.

The double bedroom impresses with its spaciousness and luminosity, courtesy of two large double glazed windows. The bathroom, adorned in clean white tones, exudes brightness and has been meticulously maintained by the seller. With allocated parking, parking arrangements are hassle-free.

In essence, this apartment has been cherished and meticulously presented throughout, making it an ideal choice for a first-time buyer.

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



Call today to arrange a viewing  
01329756500  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

**KITCHEN/LOUNGE**  
16'6" \* 14'2" (5.03 \* 4.34)

**BEDROOM**  
14'9" \* 11'5" (4.50 \* 3.48)

**BATHROOM**  
6'7" \* 6'5" (2.01 \* 1.98)

**COUNCIL TAX BAND B**

**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.

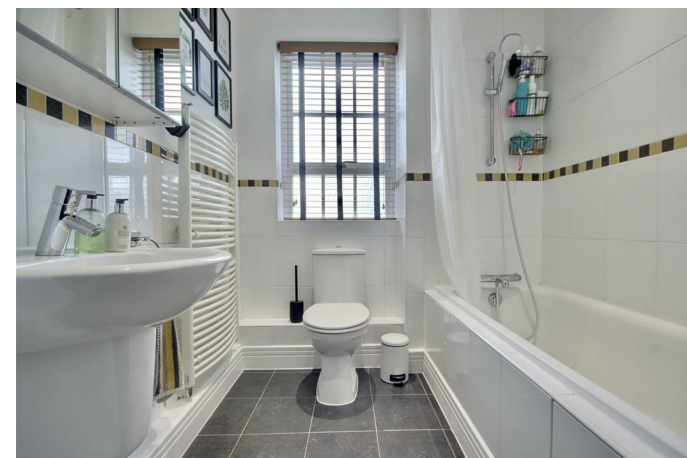
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**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.

**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.

**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.

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
EU Directive 2002/91/EC		73	81
England & Wales			



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