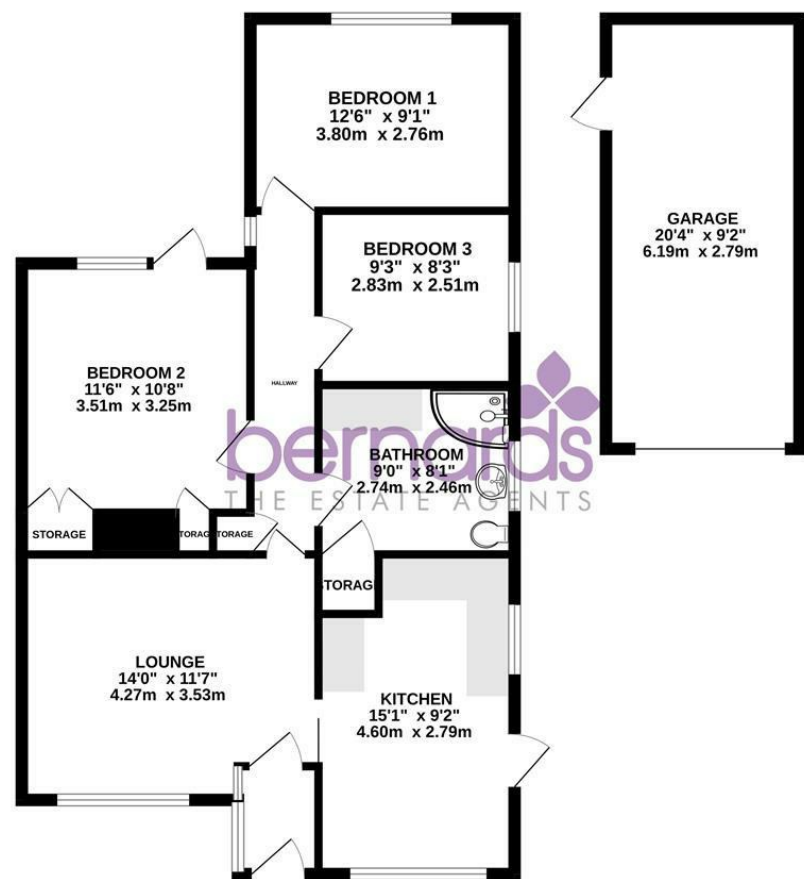
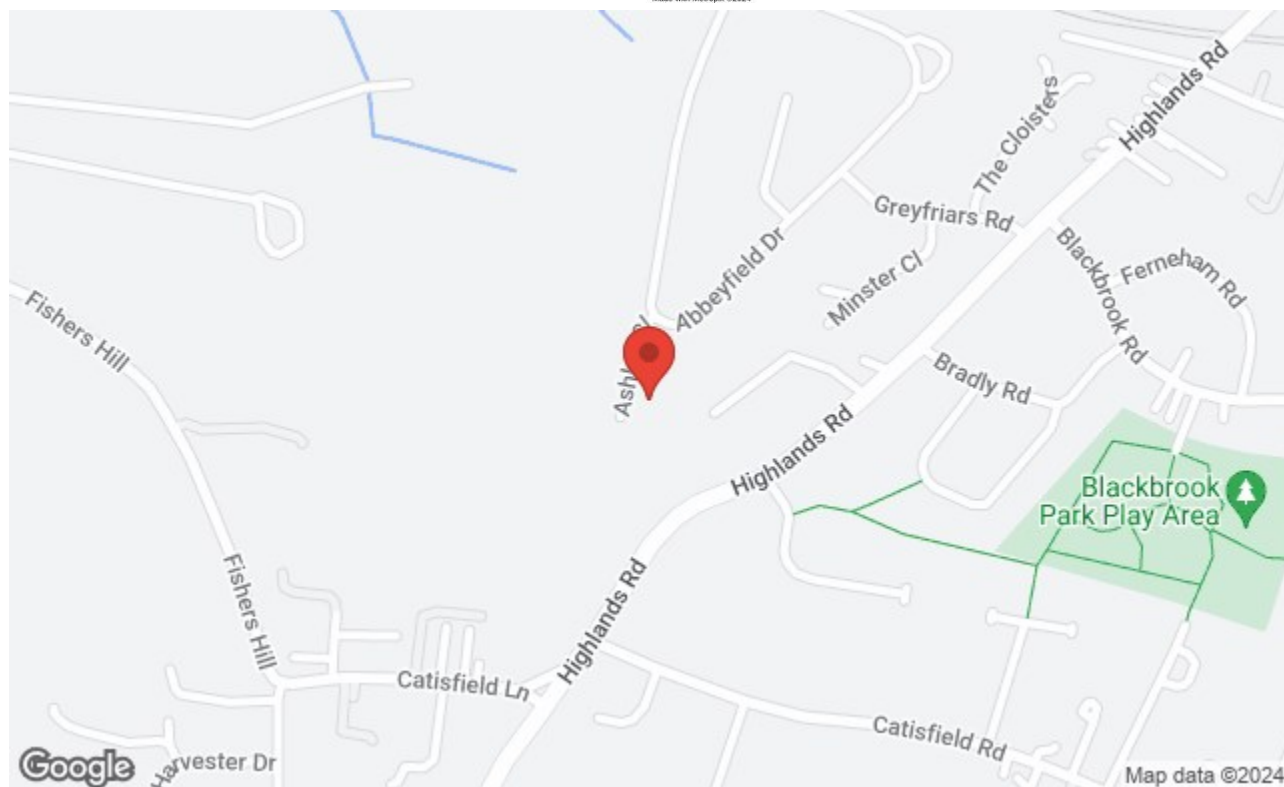


GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA - 958 sq.ft. (89.0 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



FOR SALE

Guide Price £340,000

Ashlyn Close, Fareham PO15 5PH

bernard's
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Semi Detached Bungalow
- ❖ Three Bedrooms
- ❖ Single Garage and Driveway
- ❖ Quiet Cul-de-sac location
- ❖ Recently Refurbished Shower Room
- ❖ Private Rear Garden
- ❖ Plenty of Fitted Storage
- ❖ Walking Distance to Local Shops
- ❖ Motivated Home Owners
- A must View

Nestled in a tranquil cul-de-sac, this delightful three-bedroom semi-detached bungalow offers peaceful living with a touch of serenity. As you approach, a private driveway and single garage greet you, providing ample parking and storage space.

Stepping into the home, you're welcomed by an entrance hallway that leads directly into the sitting room. Here, a focal point is the feature fireplace, perfect for cozy evenings spent indoors. Large front-facing windows flood the room with natural light, creating an airy and inviting ambiance. The kitchen diner, situated conveniently adjacent to the sitting room, offers a delightful space for culinary endeavors and family meals. Fitted with modern appliances

and featuring side access, it combines practicality with comfort seamlessly.

The accommodation continues with three well-appointed bedrooms, boasting fitted wardrobes for ample storage and organization. The recently refurbished shower room ensures ease of access and modern convenience, offering a sleek and stylish retreat.

Outside, the property truly shines with its mature and private garden, a peaceful oasis to enjoy nature's beauty. A manicured lawn and flower beds provide a picturesque backdrop for outdoor relaxation and entertaining, creating a haven of tranquility.

Call today to arrange a viewing
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PROPERTY INFORMATION

LOUNGE

14'0" x 11'6" (4.27 x 3.53)

KITCHEN

15'1" x 9'1" (4.60 x 2.79)

BEDROOM ONE

12'5" x 9'0" (3.8 x 2.76)

BEDROOM TWO

11'6" x 10'7" (3.51 x 3.25)

BEDROOM THREE

9'3" x 8'2" (2.83 x 2.51)

BATHROOM

8'11" x 8'0" (2.74 x 2.46)

GARAGE

20'3" x 9'1" (6.19 x 2.79)

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.

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!

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.

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	85
(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	
England & Wales	

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