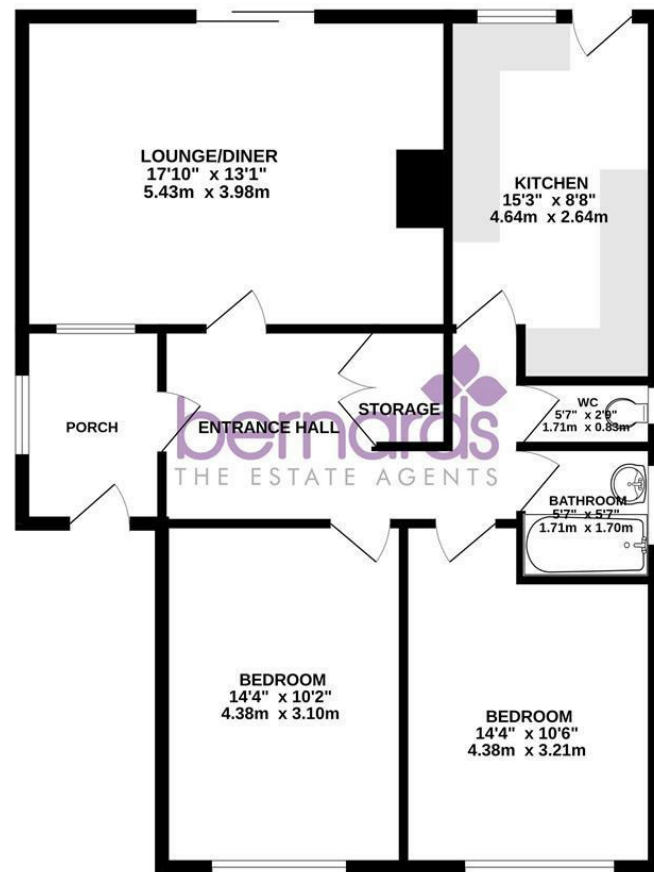
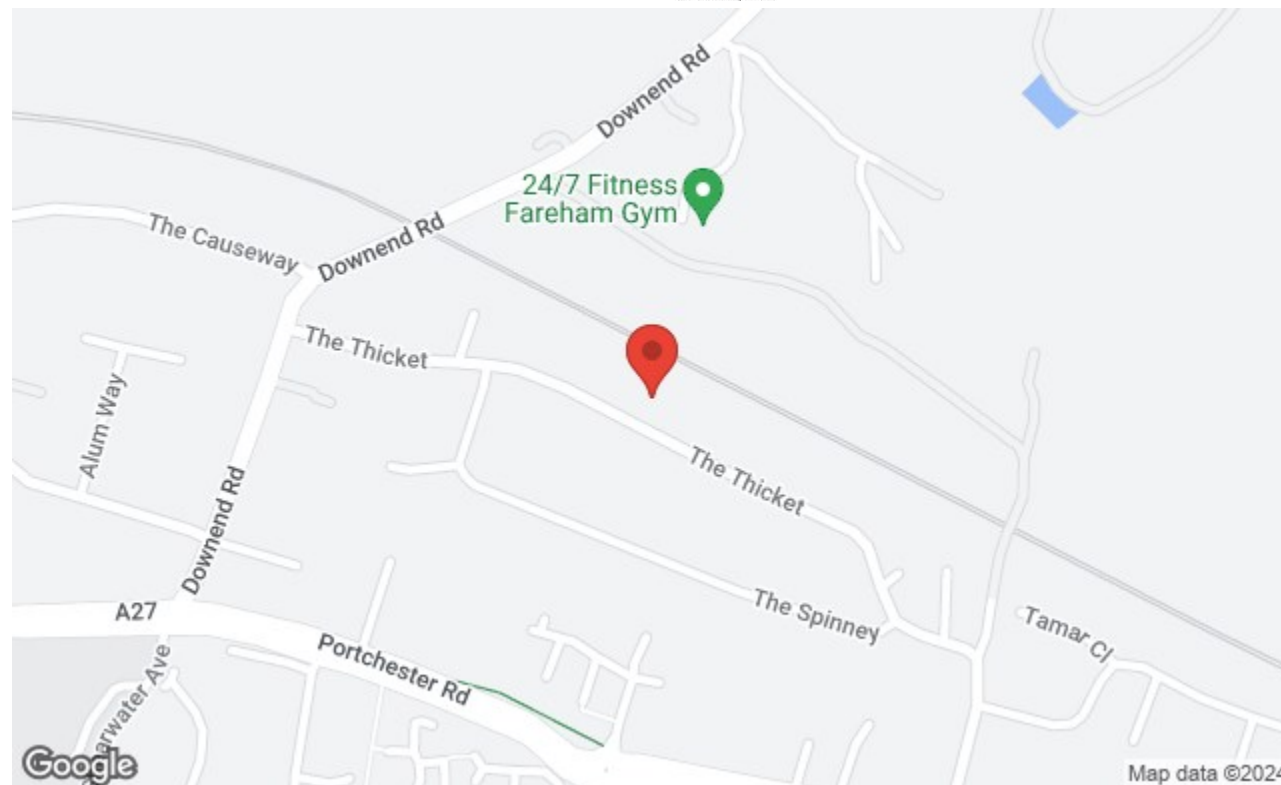


GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans 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 £399,995

The Thicket, Portchester PO16 8PZ



## HIGHLIGHTS

- ❖ DETACHED BUNGALOW
- ❖ TWO BEDROOMS
- ❖ GARAGE PLUS DRIVEWAY
- ❖ KITCHEN
- ❖ LIVING ROOM
- ❖ BATHROOM
- ❖ REQUESTED AREA
- ❖ MATURE GARDEN
- ❖ POTENTIAL TO MODERNISE
- ❖ NO FORWARD CHAIN

Introducing this charming detached bungalow located in The Thicket, Portchester.

This generously-proportioned residence has been cherished by a family for years, presenting an enticing opportunity for a new owner to infuse their personal touch, with ample scope for modernization or reconfiguration.

Positioned back from the road, the property boasts a substantial driveway accommodating multiple vehicles and convenient access to the rear garden and garage.

The property internally comprises two spacious double bedrooms, bathroom with

separate WC, Living room with feature fireplace and views across the garden and separate kitchen with good storage.

Outside the rear garden is fully enclosed and offers great space for any green fingered individuals with charming bedding plants and mature trees to get you started.

The property would benefit from some internal improvements but does come with double glazed windows and combination boiler and is being offered to the market with no forward chain.

With its generous garden space, versatile layout, and desirable location, we recommend arranging an early viewing to avoid disappointment.

Call today to arrange a viewing

01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## COUNCIL TAX BAND - E

## 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

## SOLICITORS

Choosing the right conveyancing solicitor is

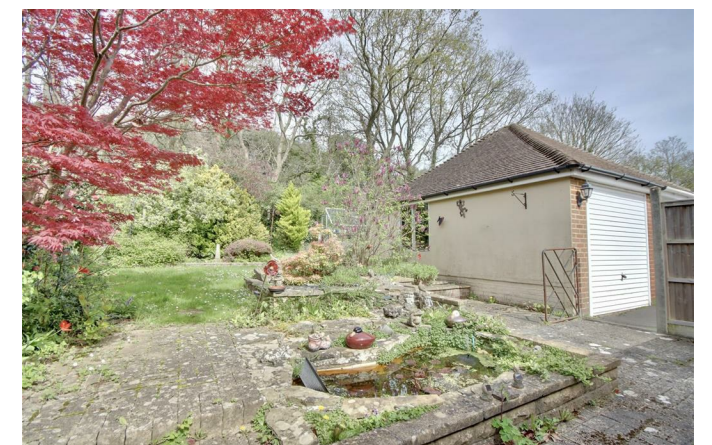
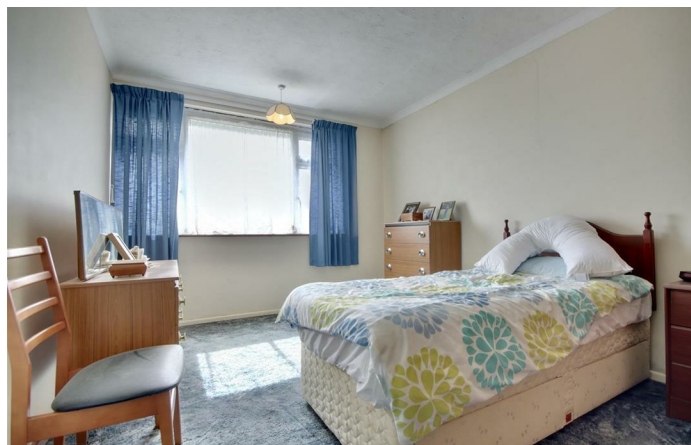
extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and 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.

## 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.

## 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	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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