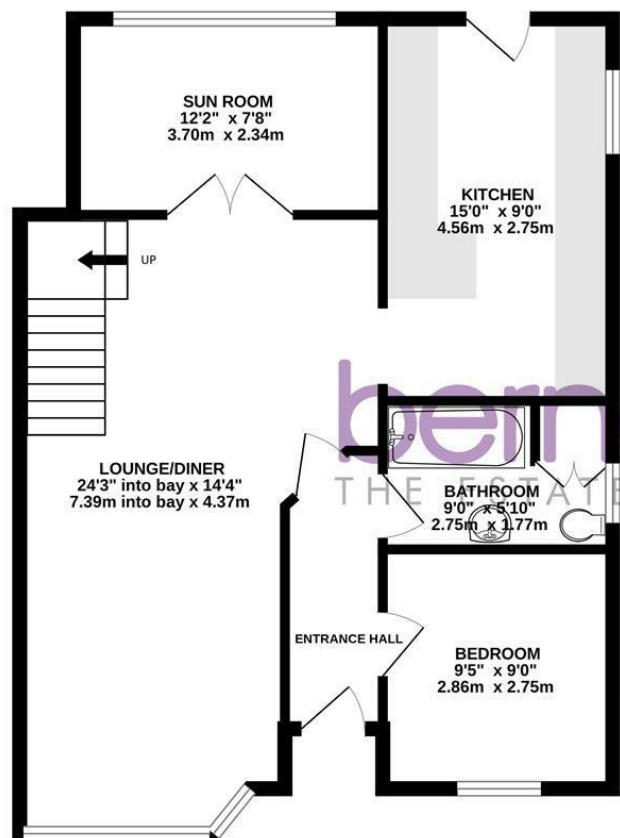


GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.

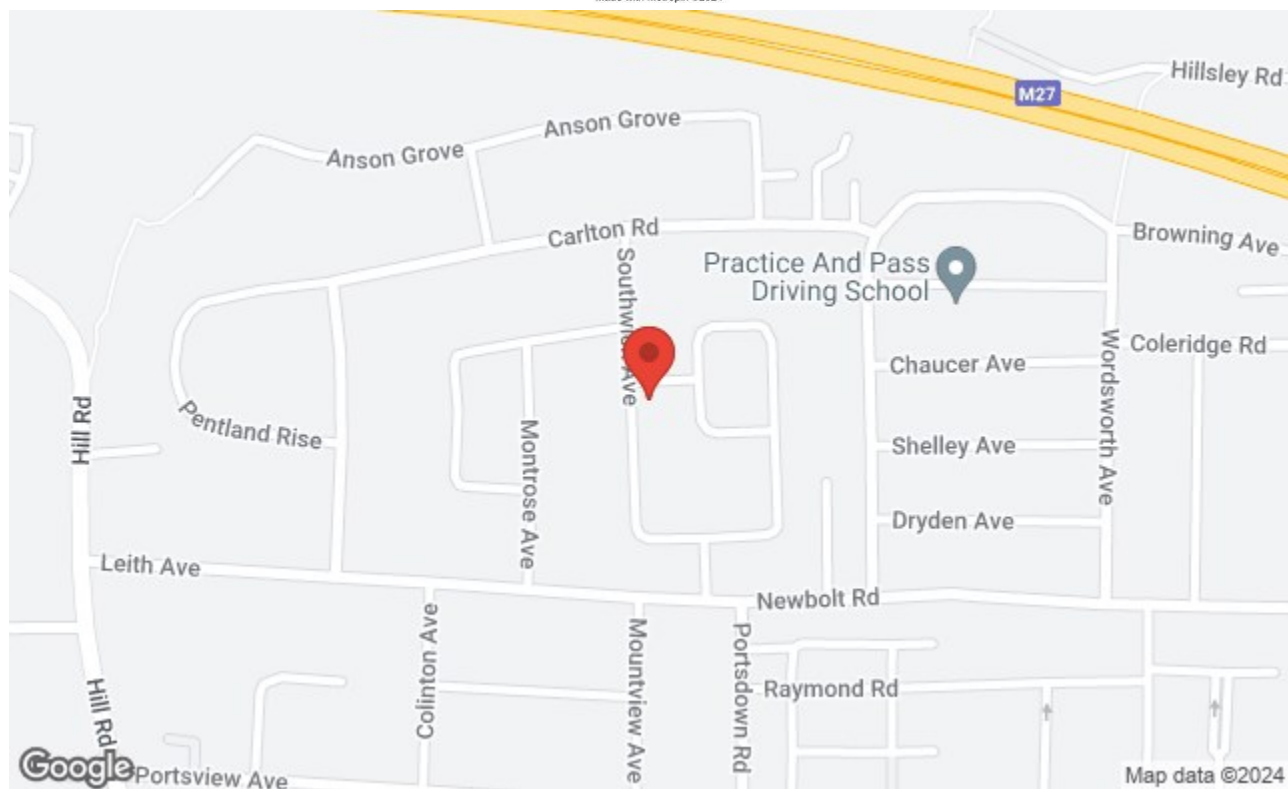


1ST FLOOR
231 sq.ft. (21.5 sq.m.) approx.



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THE ESTATE AGENTS

TOTAL FLOOR AREA: 923 sq.ft. (85.8 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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FOR SALE

Asking Price £375,000

Edward Grove, Portchester PO16 8HZ

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2 1 2

HIGHLIGHTS

- ❖ SEMI DETACHED
- ❖ CHALET BUNGALOW
- ❖ TWO DOUBLE BEDROOMS
- ❖ LARGE OUTBUILDING
- ❖ LANDSCAPED GARDEN
- ❖ DRIVEWAY PLUS GARAGE
- ❖ VIEWS ACROSS THE SOLENT
- ❖ MODERN THROUGHOUT
- ❖ MOVE IN READY
- ❖ MUST VIEW

We are thrilled to welcome to the sales market, this spectacular, fully refurbished, two bedroom semi detached bungalow located in a elevated position with views across Portchester and the Solent.

Step inside to discover a modern haven of comfort and style. The living room welcomes you with its inviting ambiance, perfect for relaxing evenings spent unwinding in front of the television or hosting gatherings with loved ones.

Adjacent to the living room, a sunroom beckons with its abundance of natural light from the southerly aspect, ideal spot to bask in the warmth of the sun while admiring the garden.

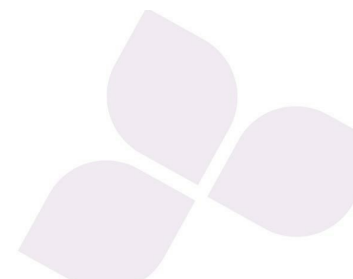
The well-appointed kitchen features sleek countertops, contemporary appliances, and ample storage space.

Retreat to the tranquility of two spacious bedrooms, each offering comfort and serenity for restful nights. A stylish family bathroom completes the accommodation, featuring modern fixtures and fittings for your convenience.

Outside, the landscaped rear garden awaits, providing a private sanctuary for outdoor enjoyment. Discover a charming outbuilding, currently utilized as a bar, offering a perfect setting for entertaining or home office. A single garage and driveway can also be found to the rear of the Property.

Conveniently located near local amenities, schools, and transportation links, this semi-detached bungalow offers both convenience and connectivity for modern living.

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



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



PROPERTY INFORMATION

LOUNGE/DINER
24'2" x 14'4" (7.39 x 4.37)

SUN ROOM
12'1" x 7'8" (3.70 x 2.34)

KITCHEN
14'11" x 9'0" (4.56 x 2.75)

BEDROOM ONE
15'5" x 14'4" (4.72 x 4.39)

BATHROOM
9'0" x 5'9" (2.75 x 1.77)

BEDROOM TWO
9'4" x 9'0" (2.86 x 2.75)

COUNCIL TAX BAND - C

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.

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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			80
(81-91) B			
(69-80) C		56	
(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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