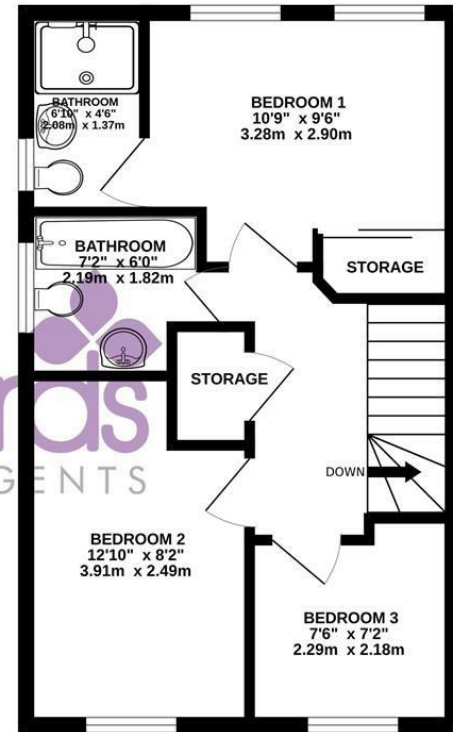
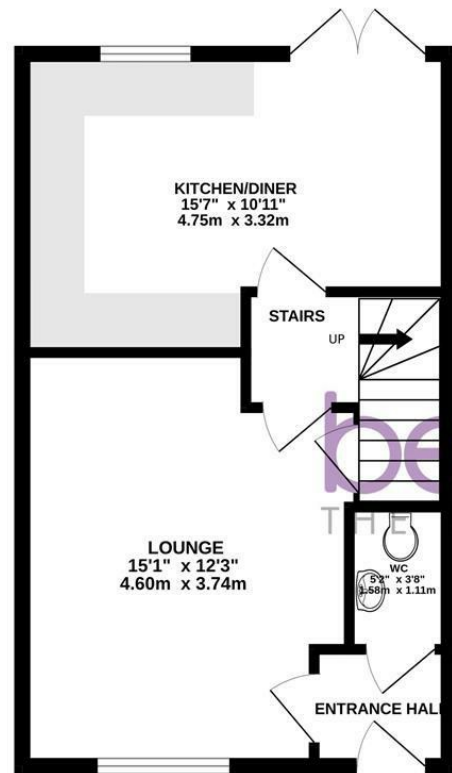


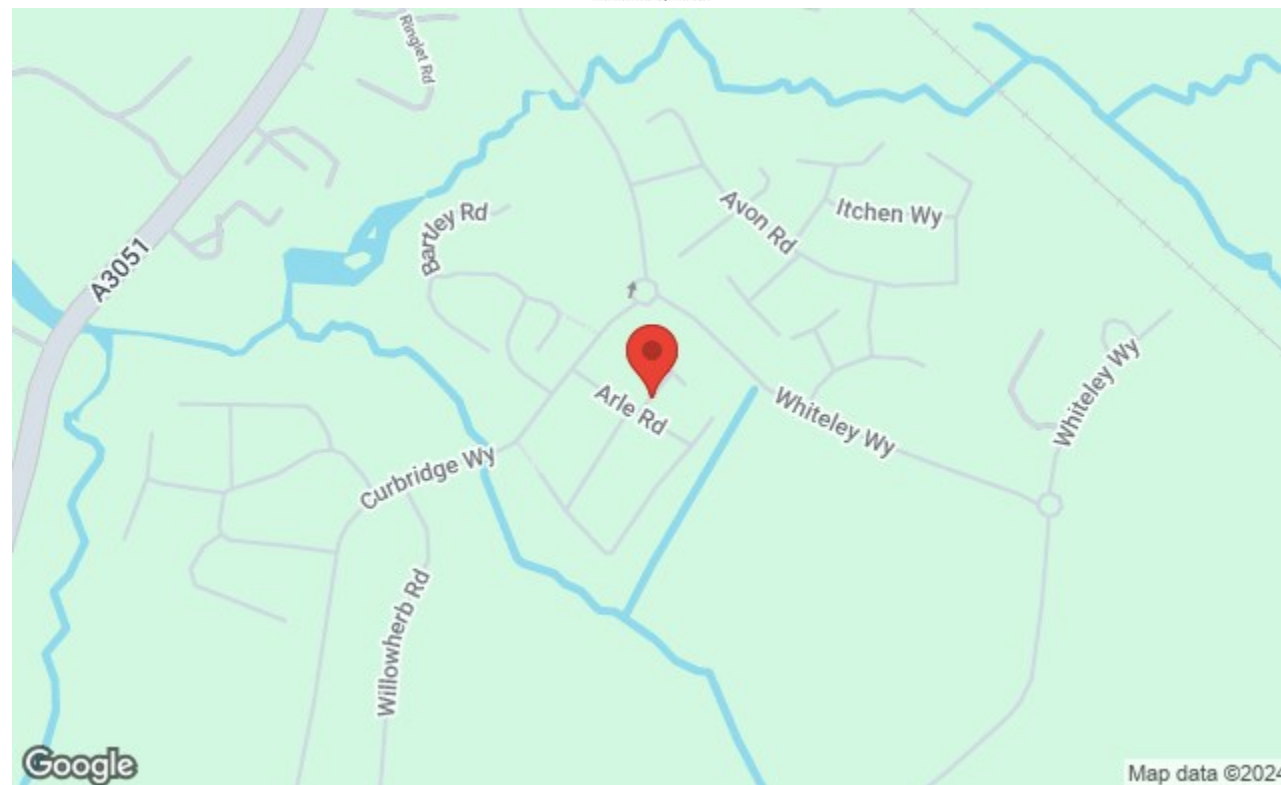
GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



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THE ESTATE AGENTS

TOTAL FLOOR AREA : 809 sq.ft. (75.2 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

Offers In Excess Of £360,000

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HIGHLIGHTS

- ❖ NEW BUILD IN 2023
- ❖ TWO PARKING SPACES
- ❖ SEMI DETACHED
- ❖ KITCHEN/DINING AREA
- ❖ SEPERATE LIVING ROOM
- ❖ THREE BEDROOMS
- ❖ ENSUITE TO MASTER
- ❖ NETURALLY DECORATED
- ❖ LOCAL TO SHOPS
- ❖ EPC RATING B

We are thrilled to introduce this extraordinary property situated in a sought-after location of Whiteley Village. This impeccably maintained semi-detached residence offers a warm and welcoming living space.

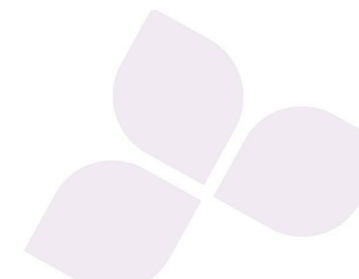
Upon entry, you enter in to a hallway leading to the lounge, creating an ideal area for relaxation and entertainment. There is an added bonus of a downstairs W/C. The open-plan kitchen, filled with natural light, boasts modern appliances and is designed for both convenience and style in cooking and dining. The french doors in the kitchen lead to the patio and laid to lawn garden.

Featuring three bedrooms, this residence provides ample space for a growing family or those requiring extra rooms for a home office.

The master bedroom is a delightful double room with the added luxury of an en-suite bathroom.

In addition to the en-suite bathroom, another full bathroom is available in the property, ready for your personal touch and style.

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



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



PROPERTY INFORMATION

LOUNGE
15'1" x 12'3" (4.60 x 3.74)

KITCHEN/DINER
15'7" x 10'10" (4.75 x 3.32)

DOWNSTAIRS W/C
5'2" x 3'7" (1.58 x 1.11)

BEDROOM ONE
10'9" x 9'6" (3.28 x 2.90)

EN-SUITE
6'9" x 4'5" (2.08 x 1.37)

BEDROOM TWO
12'9" x 8'2" (3.91 x 2.49)

BEDROOM THREE
7'6" x 7'1" (2.29 x 2.18)

EN-SUITE
6'9" x 4'5" (2.08 x 1.37)

COUNCIL TAX BAND D

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!

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.

SOLICITOR

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.

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



Energy Efficiency Rating	
Current	Potential
84	96
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	
England & Wales	

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