

FOR SALE

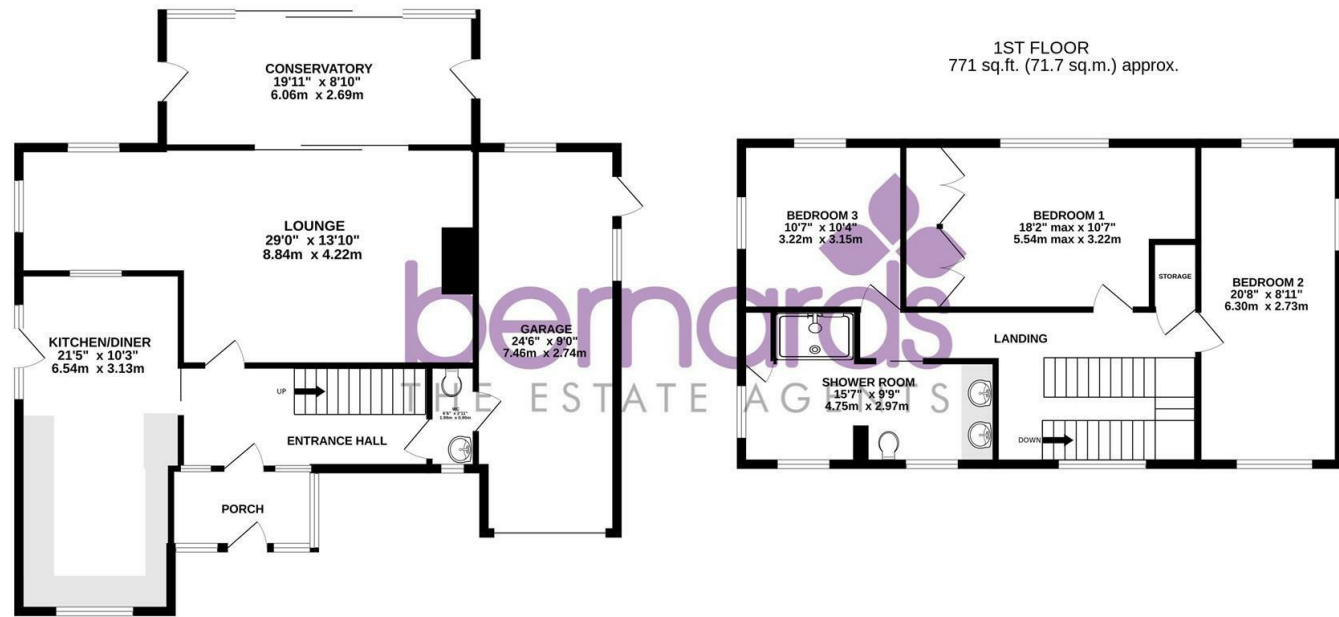
Guide Price £700,000

Catisfield Lane, Fareham PO15 5NS

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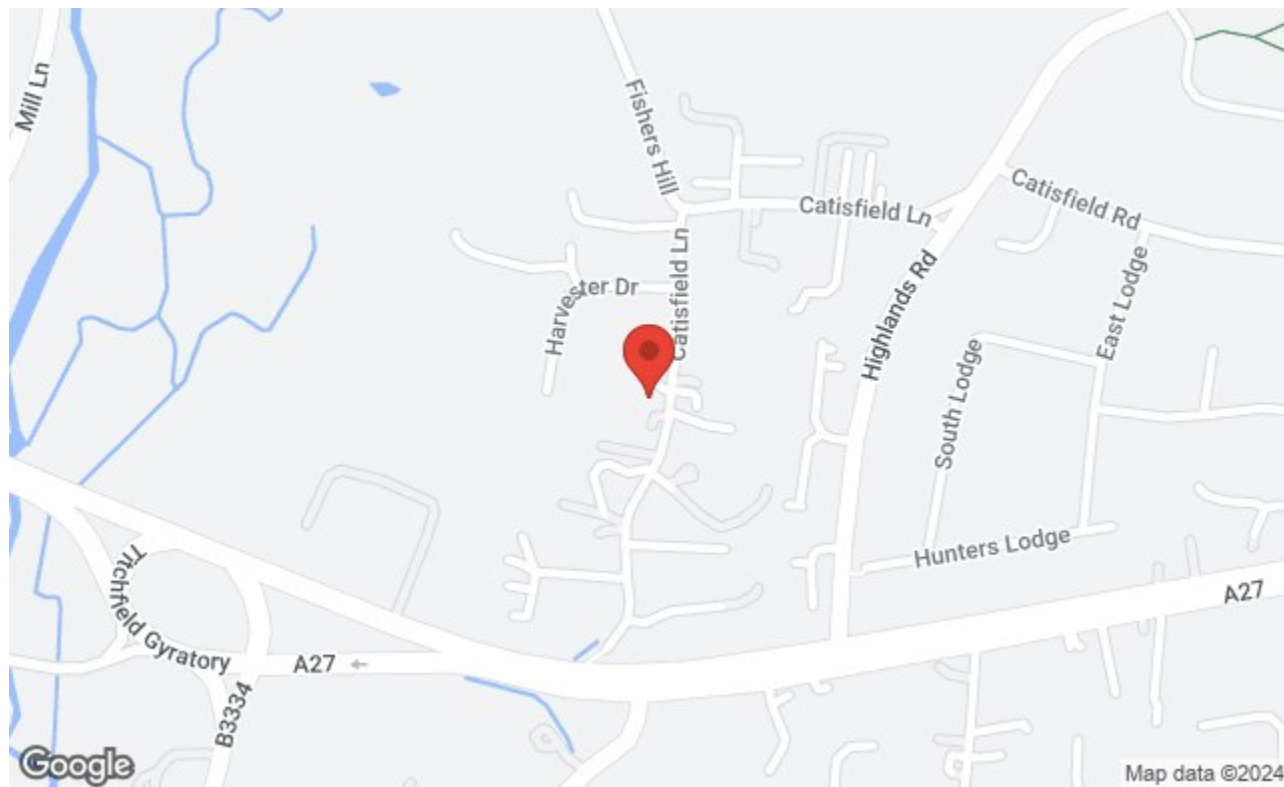
GROUND FLOOR  
1102 sq.ft. (102.3 sq.m.) approx.

1ST FLOOR  
771 sq.ft. (71.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1873 sq.ft. (174.0 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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### HIGHLIGHTS

- LARGE DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SHOWER ROOM AND DOWNSTAIRES CLOAKROOM
- KITCHEN/DINER
- LARGE SERARATE LOUNGE
- CONSERVATORY
- 24FT LONG GARAGE
- BEAUTIFUL MAINTAINED REAR GARDEN
- GATED AMPLE PARKING
- REQUESTED CATISFIELD LOCATION

Welcome to this stunning detached family home located on Catisfield Lane in Fareham. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to enjoy.

The house features a well-maintained bathroom, ensuring convenience and comfort for all residents. Spanning across 1,873 sq ft, this home offers ample space for all your needs.

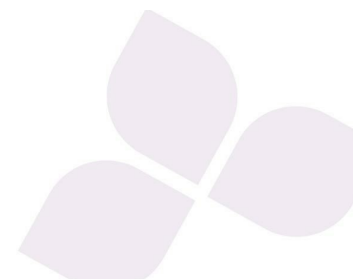
One of the standout features of this property is the parking provision for up to three vehicles, making it ideal for families

with multiple cars or visitors. The large driveway adds to the convenience and accessibility of this beautiful home.

Situated in the sought-after Catisfield location, you'll enjoy the tranquillity and charm of the surroundings. The property also boasts a stunning garden, perfect for outdoor activities, gardening, or simply basking in the sunshine.

The highlight of this home is the spacious lounge, providing a cosy and inviting atmosphere for relaxation and quality time with family and friends. Don't miss out on the opportunity to make this large detached family home your own.

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



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



# PROPERTY INFORMATION

**LOUNGE**  
29'0" \* 13'10" (8.84 \* 4.22)

**CONSERVATORY**  
19'10" \* 8'9" (6.06 \* 2.69)

**KITCHEN/DINER**  
21'5" \* 10'3" (6.54 \* 3.13)

**BEDROOM ONE**  
18'2" \* 10'6" (5.54 \* 3.22)

**BEDROOM TWO**  
20'8" \* 8'11" (6.30 \* 2.73)

**BEDROOM THREE**  
10'6" \* 10'4" (3.22 \* 3.15)

**SHOWER ROOM**  
15'7" \* 9'8" (4.75 \* 2.97)

**GARAGE**  
24'5" \* 8'11" (7.46 \* 2.74)

**COUNCIL TAX BAND F**

**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.

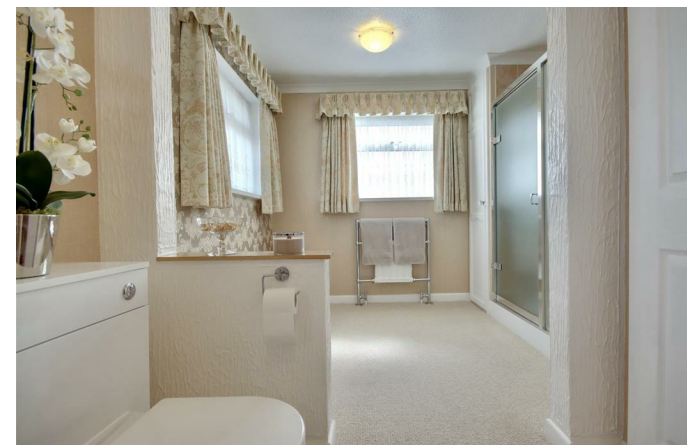
If you're looking for advice on

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.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			81
(81-91) B			
(69-80) C		58	
(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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