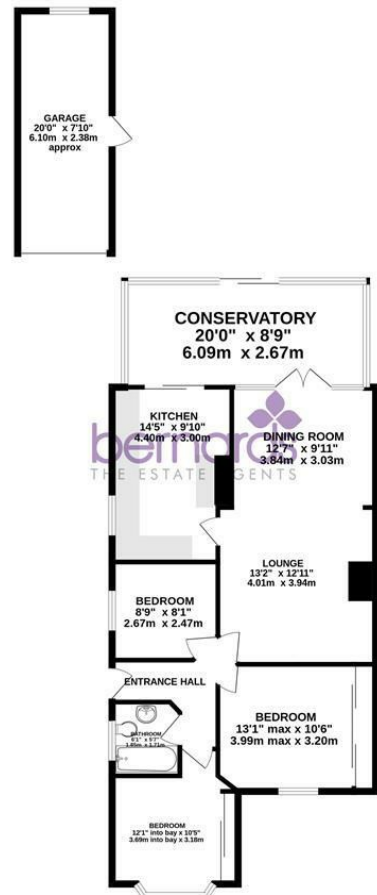
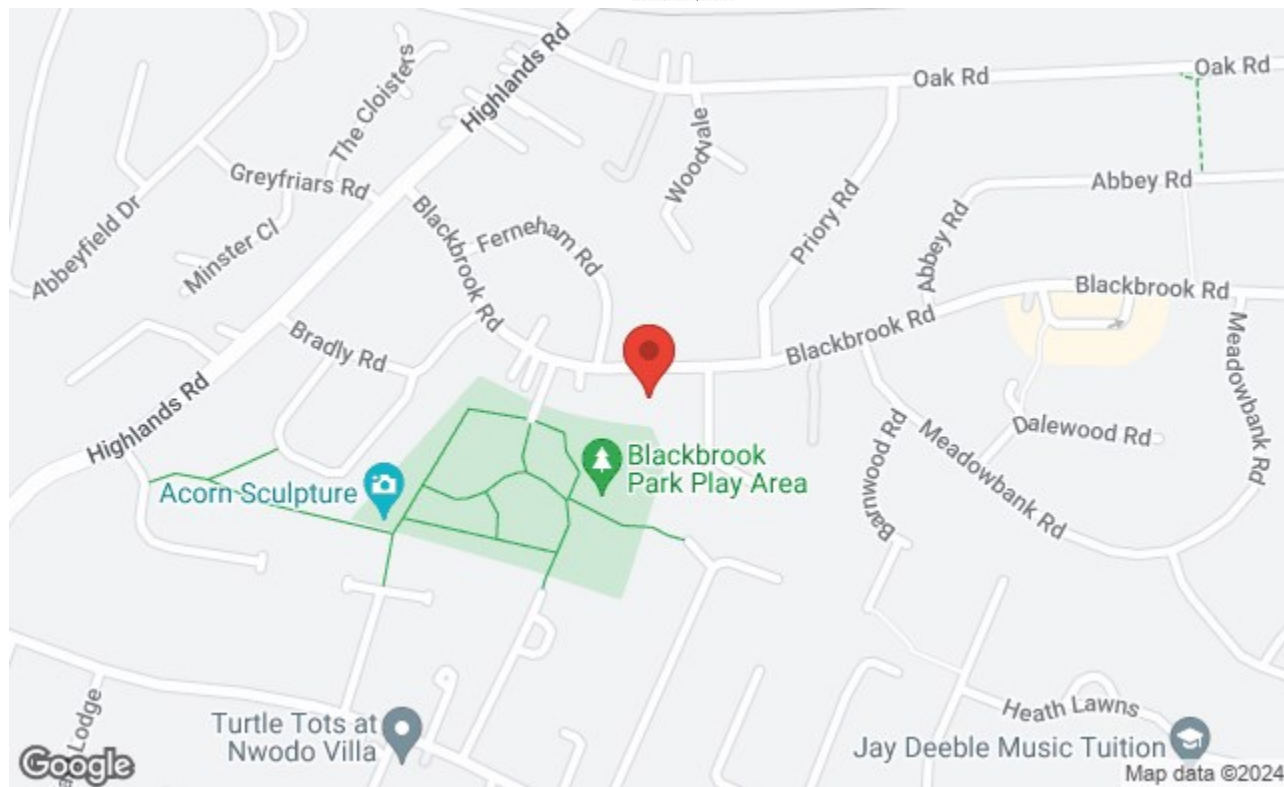


GROUND FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500



Guide Price £395,000

Blackbrook Road, Fareham PO15 5BU



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED
- ❖ EXTENDED BUNGALOW
- ❖ SPACIOUS LOUNGE/DINER
- ❖ CONSERVATORY
- ❖ MODERN BATHROOM
- ❖ SOUTH FACING GARDEN
- ❖ DRIVEWAY AND GARAGE
- ❖ CLOSE TO THE SHOPS
- ❖ SOUGHT AFTER LOCATION

SEMI-DETACHED BUNGALOW ON BLACKBROOK ROAD

We are delighted to welcome to the sales market, this three bedroom, semi-detached extended bungalow, situated on the highly sought after Blackbrook Road, in close proximity to local shops and with direct access to Blackbrook Park.

The property is comprised of a spacious, neutrally decorated, lounge diner, with large windows bringing in ample natural light. The kitchen is a great size with plenty of storage and work surfaces, you have access to the conservatory which is a brilliant addition to the property and is the perfect place to sit and enjoy views of the

rear garden.

This charming bungalow benefits from side access to the garden and a shared driveway.

The rear garden is a great space being laid to lawn and patio area, you have boarders with mature shrubbery and a gate giving you access to Blackbrook park.

Completing the property are the three double bedrooms and three-piece bathroom.

We strongly recommend booking a viewing on this property to see everything it has to offer.

Call today to arrange a viewing
01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE

13'1" x 12'11" (4.01 x 3.94)

DINING ROOM

12'7" x 9'11" (3.84 x 3.03)

BEDROOM ONE

13'1" x 10'5" (3.99 x 3.20)

BEDROOM TWO

11'9" into bay x 10'5" (3.60 into bay x 3.18)

BEDROOM THREE

8'9" x 8'1" (2.67 x 2.47)

BATHROOM

6'0" x 5'7" (1.85 x 1.71)

KITCHEN

14'5" x 9'10" (4.40 x 3.00)

CONSERVATORY

19'11" x 8'9" (6.09 x 2.67)

GARAGE

20'0" x 7'9" (6.10 x 2.38)

COUNCIL TAX BAND C

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 CHECKS (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 QUOTE

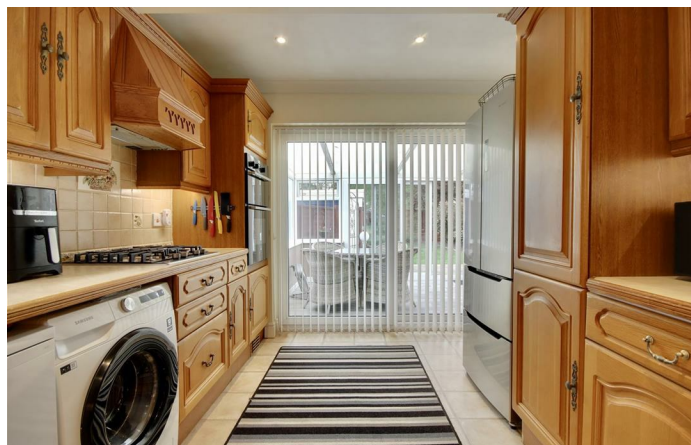
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR/CONVEYANCING

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 conveyance 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 Bernards Estate Agents are marketing, please make contact with your local office so we can **verify/check your financial/Mortgage situation.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C		70	
(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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