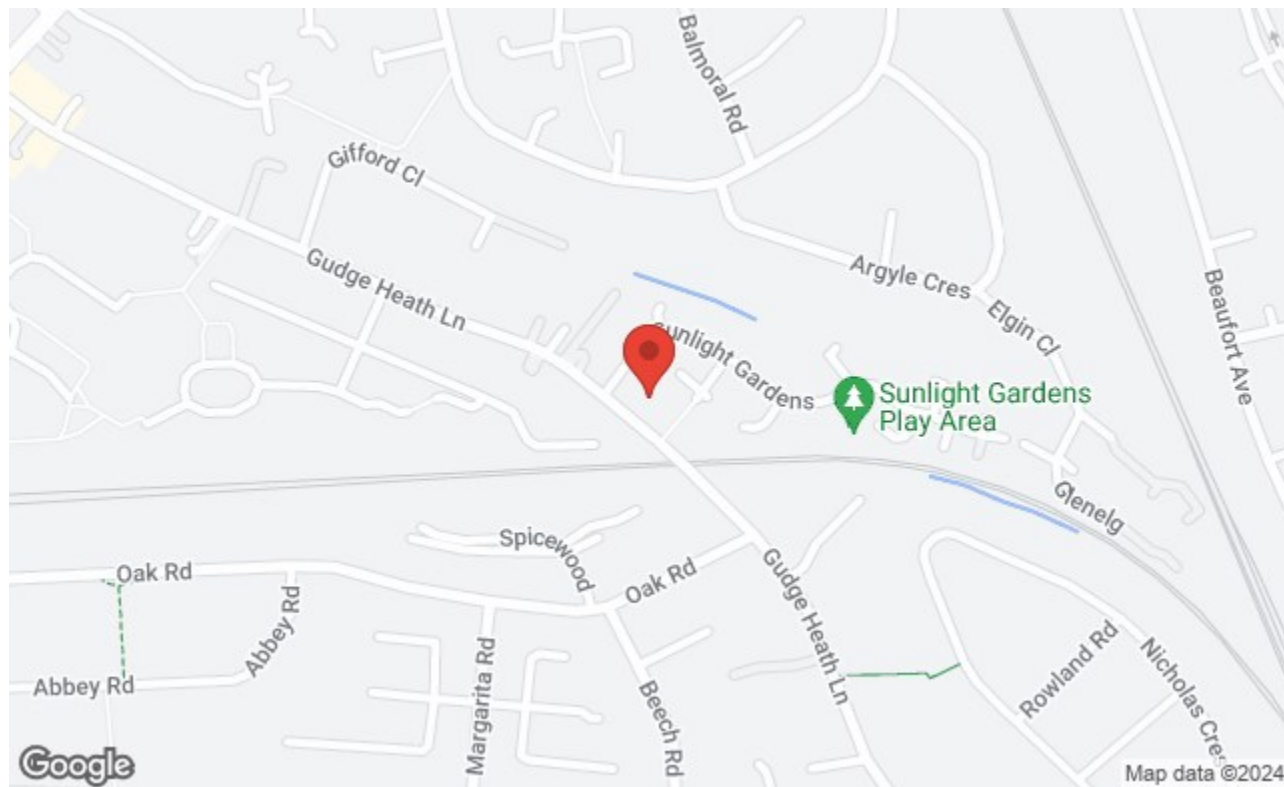
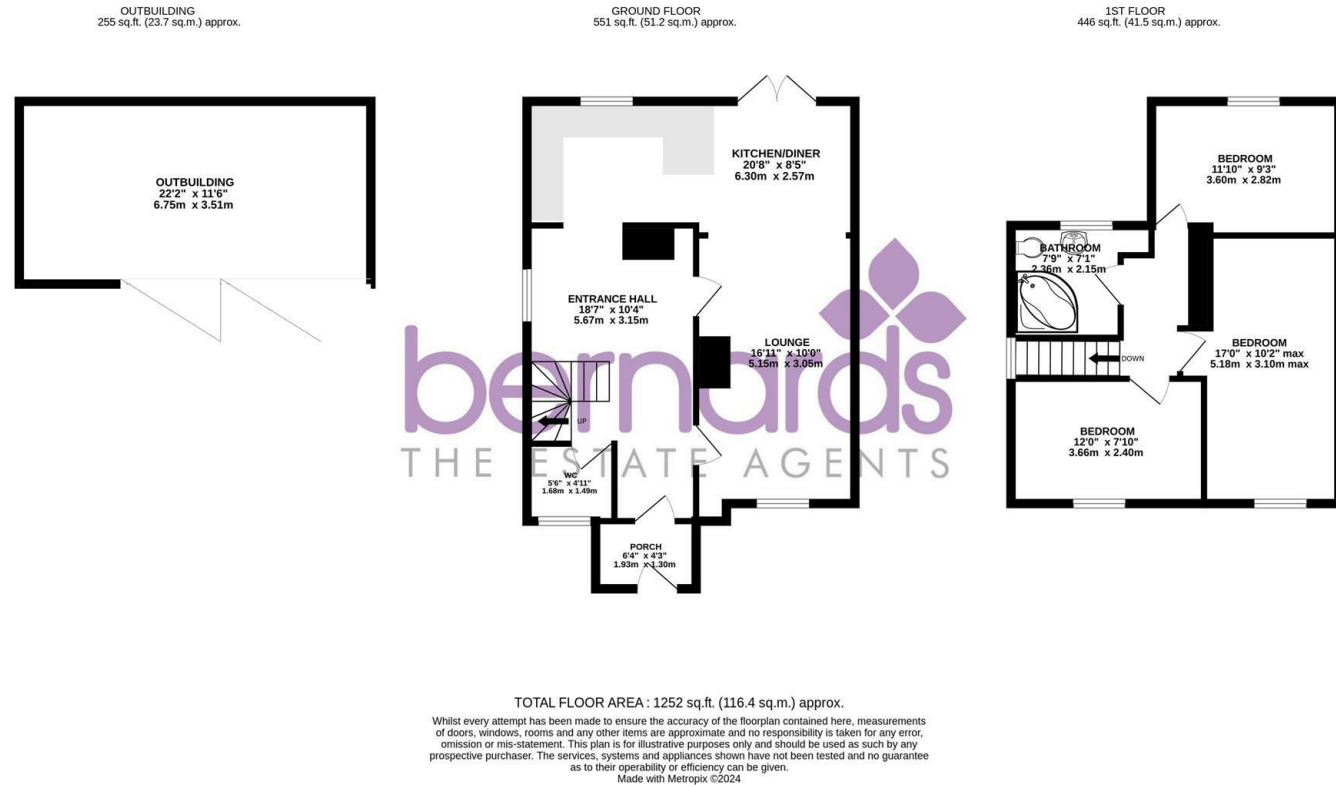




Offers In Excess Of £375,000

Gudge Heath Lane, Fareham PO15 6PR



### HIGHLIGHTS

- ❖ SEMI-DETACHED HOUSE
- ❖ THREE DOUBLE BEDROOMS
- ❖ DRIVEWAY
- ❖ LARGE OUTBUILDING IN THE GARDEN
- ❖ FULL OF CHARACTER
- ❖ KITCHEN/DINER PLUS UTILITY
- ❖ LIVING ROOM WITH OPEN FIRE
- ❖ CONTEMPORARY STYLING THROUGHOUT
- ❖ WALKING DISTANCE TO FAREHAM TRAIN STATION

A fantastic opportunity to purchase this charming three-bedroom semi-detached house located on Gudge Heath Lane, Fareham within walking distance of local amenities and Fareham Train Station.

Boasting a driveway to the front, convenience meets functionality from the moment you arrive.

Stepping inside the property and entering the spacious living room, where natural light dances through the windows, illuminating the beautiful blend of character and contemporary styling that defines this home. The two-way open fire is a real feature and provide great theater to the space.

The heart of the home lies in the expansive kitchen/diner which runs with width of the property and overlooks the rear garden. Adjacent, discover the utility room, complete with

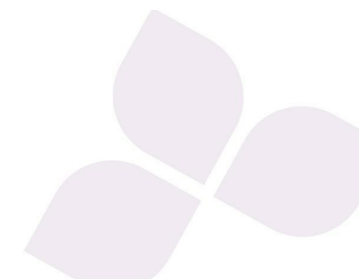
a convenient toilet.

On the first floor you have three double bedrooms and family bathroom with shower over large corner bath. Additional features include front porch, double glazing, combi-central heating and original floorboards.

Outside, a large outbuilding beckons, boasting bi-fold doors that open to reveal a versatile space ready to be transformed into a studio, home gym, or workshop, limited only by your imagination. The lush garden provides a serene backdrop, offering a private oasis for relaxation or outdoor gatherings.

This property seamlessly combines practicality with style, offering a harmonious blend of traditional charm and modern convenience. Don't miss your chance to make this house your home.

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



Call today to arrange a viewing  
01329756500

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# PROPERTY INFORMATION

**LOUNGE**  
Double glazed window to front elevation. Smooth and coved ceiling. Radiator. Feature back to back open fireplace. Original wooden floors. Opening to kitchen/diner.

**KITCHEN AREA**  
Double glazed window to rear elevation. Smooth and coved ceiling. Fitted cream gloss base units with solid beech work surfaces. Cupboards and drawers under. Inset sink and half drainer. Tiled splash back. Four ring gas hob with extractor hood over. Integrated electric double oven, microwave, wine cooler and dishwasher. Space and plumbing for 'American style' fridge/freezer. Screed concrete effect floor

**DINING AREA**  
Smooth and coved ceiling. Double glazed French doors to rear garden. Radiator. Screed concrete effect floor

**CLOAKROOM/UTILITY**  
Double glazed obscure window to side elevation. Smooth and coved ceiling. Low level wc. Wall and base units with inset stainless steel sink and drainer. Space for washing machine and tumble dryer. Wall mounted combination boiler. Tiled walls. Heated towel rail.

**BEDROOM ONE**  
Double glazed window to front elevation. Radiator.

**BEDROOM TWO**  
Double glazed window to rear elevation. Radiator.

**BEDROOM THREE**  
Double glazed window to front elevation. Radiator. Storage cupboard.

**BATHROOM**  
Double glazed obscure window to rear elevation. Smooth ceiling. Fitted corner bath with shower over and retractable shower screen. Low level wc. Wash hand basin. Heated towel rail.

**OUTSIDE**  
To the front of the property there is off road parking for numerous vehicles and gated side access. The rear garden has a large initial patio area with the rest of the garden being mainly laid to lawn.

**OUTBUILDING**  
Fully insulated  
4 x bifold door opening, Electrics, high speed ethernet cables, numerous plugs and internet sockets

**SCHOOLS**  
Orchard Lea Infant/Junior School  
St Jude's Catholic Primary School  
Wallisdean Infant/Junior School  
Faraham Academy School  
Henry Cort Community College

**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.

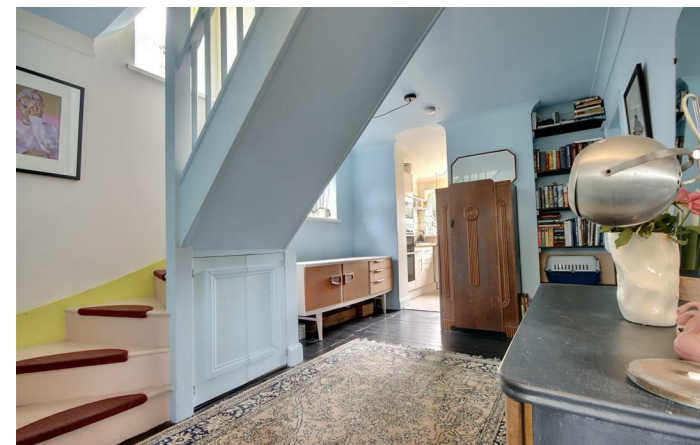
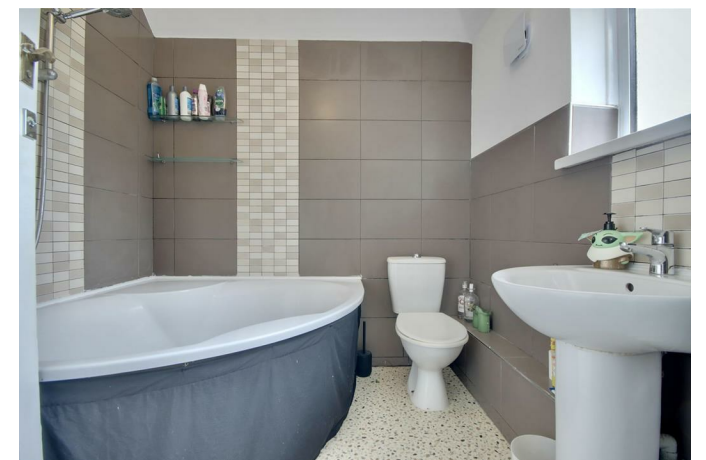
**BERNARDS MORTGAGE & PROTECTION**  
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages 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!

**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 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.

**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
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C		69	
(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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