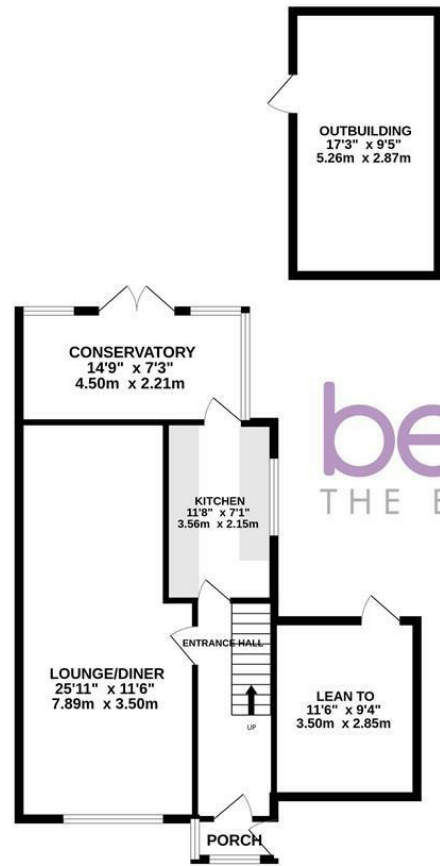
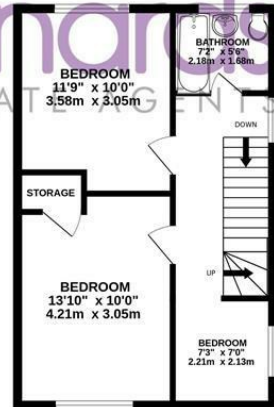


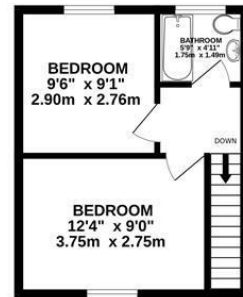
GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 1527 sq.ft. (141.9 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

£400,000

Crawford Drive, Fareham PO16 7RN

bernards
THE ESTATE AGENTS



5 bedrooms, 2 bathrooms, 2 living areas

HIGHLIGHTS

- Large Family Home
- Popular Location
- Generous Rear Garden
- Driveway for Multiple Cars
- Scope To Add Your Own Stamp
- Over 1500 SQFT Of Space
- Five Bedrooms
- Outbuildings
- Two Bathrooms
- A Must View

This spacious five-bedroom family home is nestled in a coveted Crawford Drive. Spanning over 1500 square feet, this property boasts ample space for comfortable living and entertaining.

As you approach, a sizable driveway welcomes you, offering convenient parking for multiple vehicles. Step through the entrance porch into the central hallway, providing access to all the living accommodations.

To the front of the house, discover the inviting lounge diner, perfect for relaxing evenings with loved ones or hosting gatherings. At the end of the hallway, you'll find the well-appointed kitchen, ideal for culinary endeavors, with a convenient adjacent conservatory offering additional living space and a seamless transition to the outdoors.

Ascend to the first floor, where three generously

sized bedrooms await, along with a family bathroom, ensuring convenience and privacy for the whole family.

On the top floor, two further bedrooms await, providing versatility and flexibility to suit your lifestyle needs, along with another bathroom, eliminating morning queues and enhancing daily routines.

Outside, a generous garden beckons, providing ample space for outdoor activities and relaxation. Multiple outbuildings offer convenient storage solutions and workshop space, catering to hobbies and practical needs alike.

With its desirable location, spacious interior, and versatile layout, this property presents an exceptional opportunity for family living.

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PROPERTY INFORMATION

LOUNGE/DINER
25'10" x 11'5" (7.89 x 3.5)

KITCHEN
11'8" x 7'0" (3.56 x 2.15)

CONSERVATORY
14'9" x 7'3" (4.50 x 2.21)

BEDROOM ONE
13'9" x 10'0" (4.21 x 3.05)

BEDROOM TWO
11'8" x 10'0" (3.58 x 3.05)

BEDROOM THREE
12'3" x 9'0" (3.75 x 2.75)

BEDROOM FOUR
9'6" x 9'0" (2.9 x 2.76)

BEDROOM FIVE
7'3" x 6'11" (2.21 x 2.13)

BATHROOM ONE
7'1" x 5'6" (2.18 x 1.68)

BATHROOM TWO
5'8" x 4'10" (1.75 x 1.49)

GARAGE
17'3" x 9'4" (5.26 x 2.87)

LEAN TO
11'5" x 9'4" (3.5 x 2.85)

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
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	79
(39-54) E	60
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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