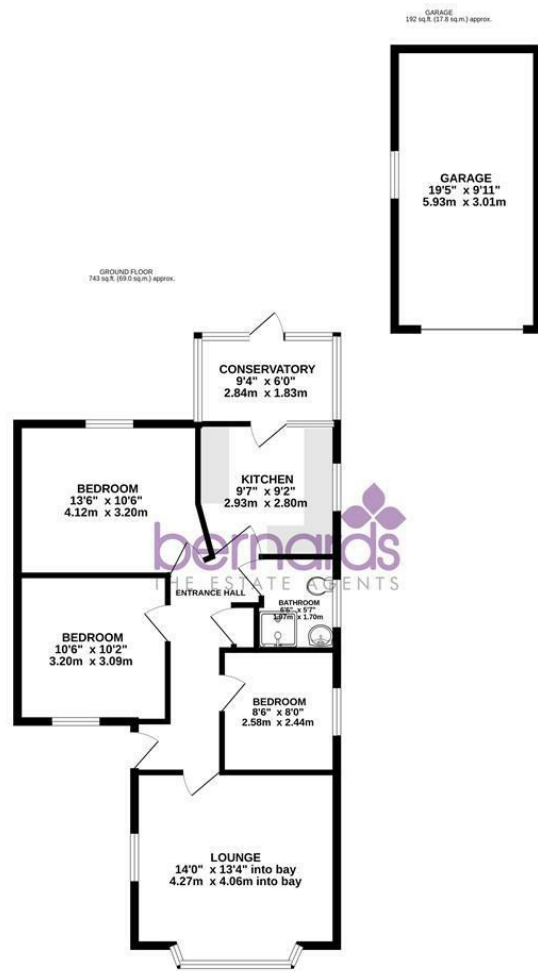


FOR SALE

Guide Price £350,000

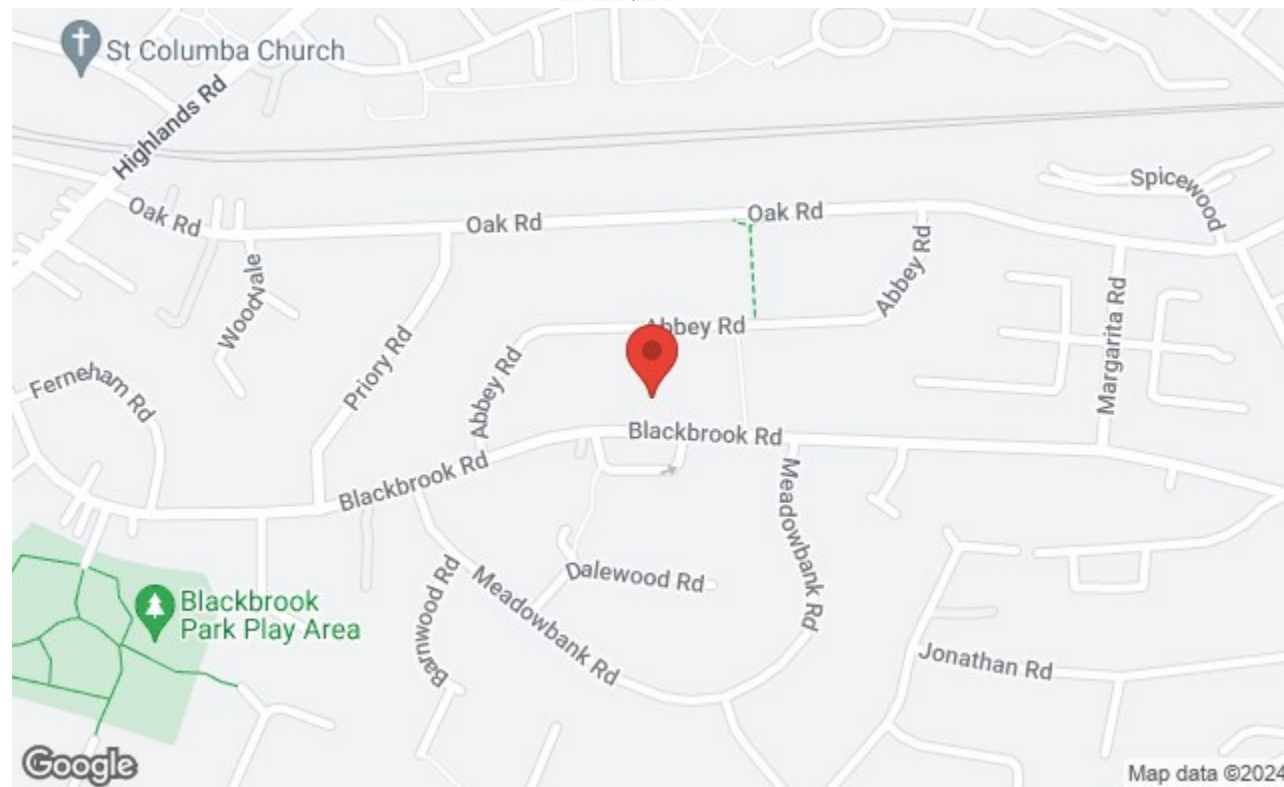
Blackbrook Road, Fareham PO15 5DD

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 935 sq.ft. (86.8 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. Made with Metropix ©2024



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HIGHLIGHTS

- ❖ Semi Detached Bungalow
- ❖ Popular Location
- ❖ Close to Shops
- ❖ Three Bedrooms
- ❖ No Onward Chain
- ❖ Large Front Facing Lounge
- ❖ Driveway and Garage
- ❖ Garden With Mature Boarders
- ❖ Ready To View
- ❖ Close To Shops

This charming three-bedroom semi-detached bungalow is nestled on a sought-after road renowned for its appeal and convenience of local shops and amenities. Positioned on a generously sized plot, this residence boasts a spacious driveway at the front, ensuring ample parking space for multiple vehicles while side access leads to the single garage.

As you enter, you're greeted by the inviting large lounge situated at the front of the property. Sunlight streams through the bay window, illuminating the space and highlighting the elegant features. A focal point in the room, the feature fireplace adds warmth and character, perfect for cosy evenings with loved ones.

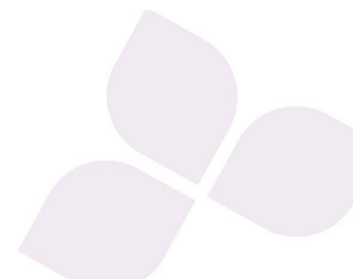
The bungalow offers three well-proportioned bedrooms. The master bedroom, positioned at the rear, treats occupants to serene views of the lush rear garden. Conveniently, all bedrooms

share access to a modern wet room shower room, designed for practicality.

Towards the rear of the property lies the heart of the home – a modern fitted kitchen, equipped with contemporary appliances and ample storage space. Beyond lies a delightful conservatory, offering a seamless transition between indoor and outdoor living, ideal for enjoying sunny mornings or peaceful evenings.

Outside, the rear garden beckons with its tranquil setting. A patio area provides the perfect spot for al fresco dining or entertaining guests. Ascend the steps to discover a well-maintained lawn area, framed by mature borders, creating a picturesque backdrop for outdoor activities or relaxation.

79 High Street, Fareham, Hampshire, PO16 7AX
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Call today to arrange a viewing
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PROPERTY INFORMATION

LOUNGE
14'0" x 13'3" (4.27 x 4.06)

KITCHEN
9'7" x 9'2" (2.93 x 2.80)

BEDROOM ONE
13'6" x 10'5" (4.12 x 3.20)

BEDROOM TWO
10'5" x 10'1" (3.2 x 3.09)

BEDROOM THREE
8'5" x 8'0" (2.58 x 2.44)

BATHROOM
6'5" x 5'6" (1.97 x 1.70)

CONSERVATORY
9'3" x 6'0" (2.84 x 1.83)

GARAGE
19'5" x 9'10" (5.93 x 3.01)

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

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

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.

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (82 plus) A	87
(69-81) B	
(55-68) C	
(41-54) D	
(29-40) E	
(15-28) F	
(1-14) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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