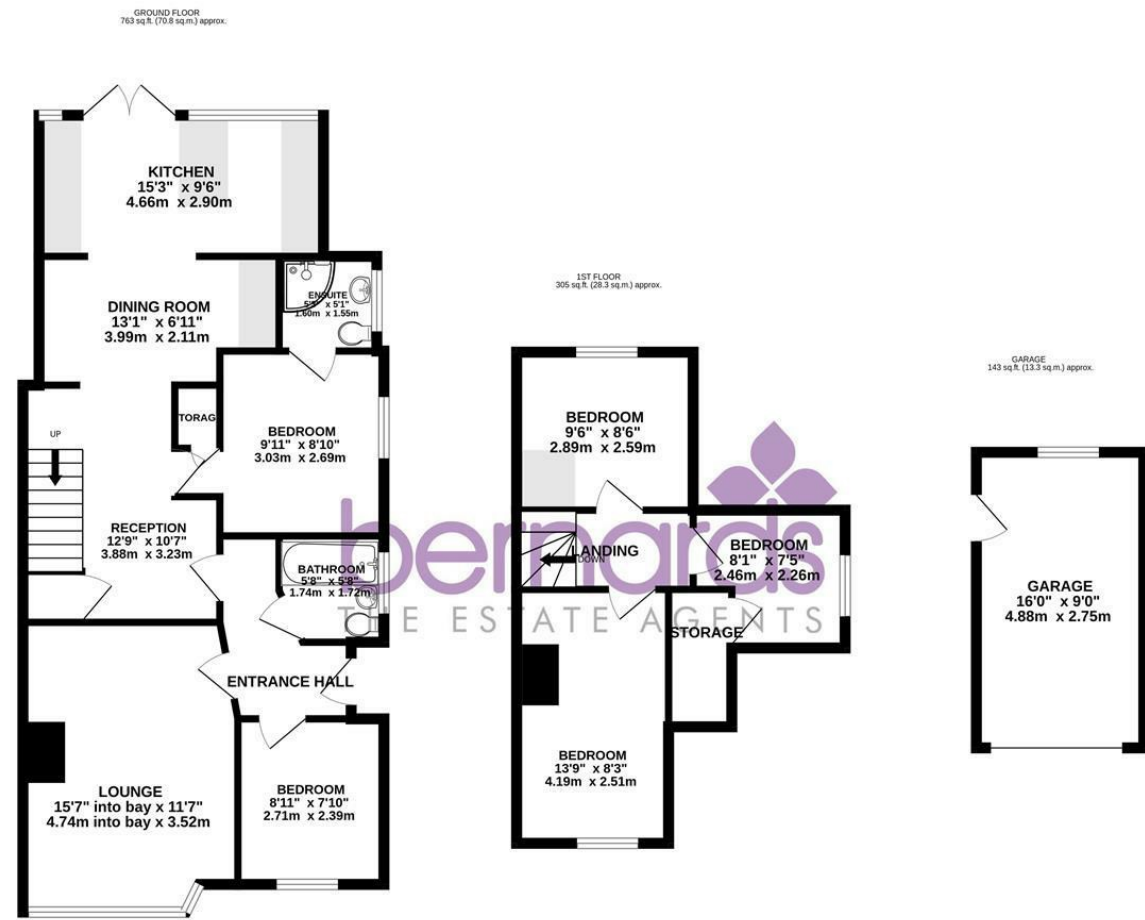


FOR SALE

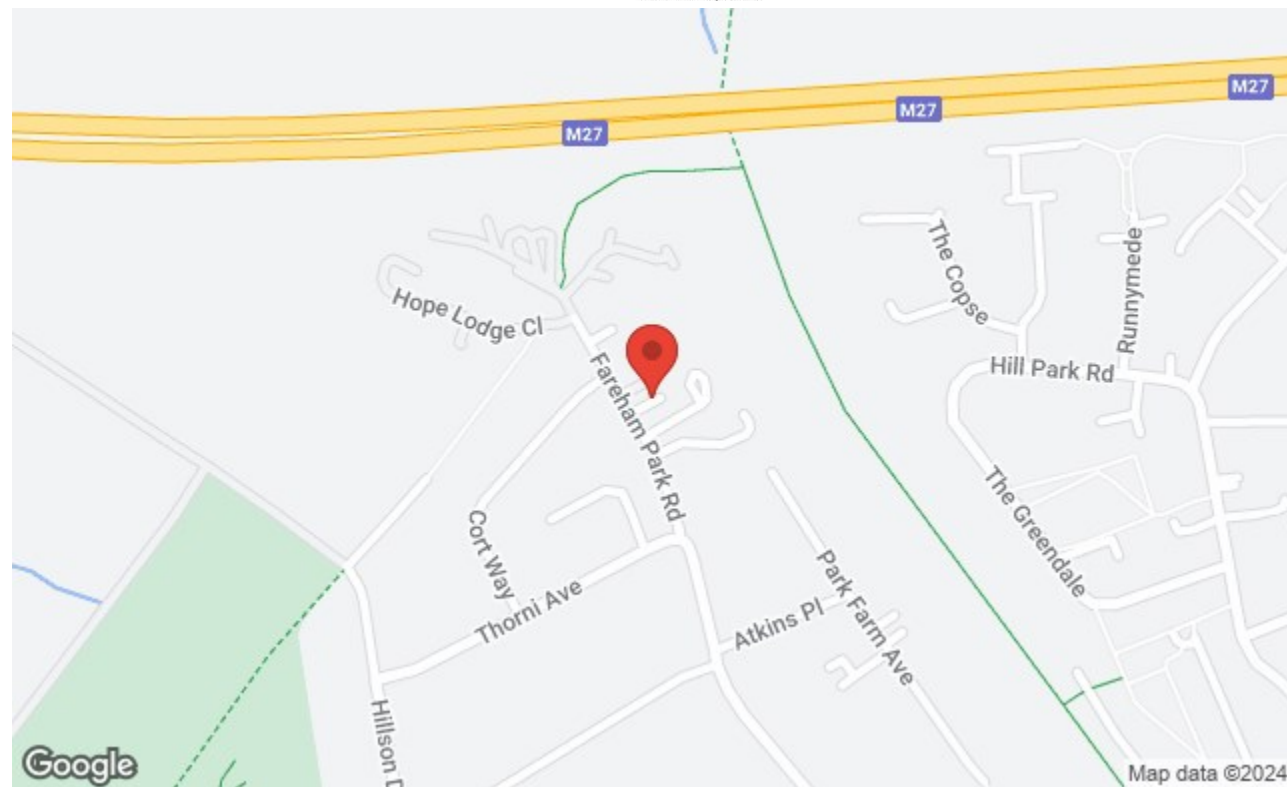
Asking Price £360,000

Fareham Park Road, Fareham PO15 6LN

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 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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5 Bedrooms, 2 Bathrooms, 3 Living Spaces

HIGHLIGHTS

- ❖ 4/5 BEDROOM HOME
- ❖ OVER 1200 SQFT
- ❖ DRIVEWAY AND GARAGE
- ❖ MODERN KITCHEN
- ❖ FLEXIBLE LIVING SPACES
- ❖ POPULAR LOCATION
- ❖ ENSUITE AND FAMILY BATHROOM
- ❖ SEMI DETACHED CHALET STYLE
- ❖ LARGE REAR GARDEN
- A MUST VIEW

Situated in a popular area of Fareham town, this extended four/five bedroom semi-detached chalet offers versatile living accommodation.

The ground floor comprises an entrance hall with a UPVC double glazed front door, a fourth bedroom with a front-facing double glazed window, and a bathroom featuring a smooth and coved ceiling, a bath with hand shower, wash hand basin, low-level WC, and heated towel rail.

The lounge, with its double glazed bay window and gas coal effect fire, leads to an inner hall housing a staircase to the first floor and an understairs storage cupboard. The master bedroom includes an en-suite with a shower cubicle, wash hand basin, and low-level WC.

A skylighted dining area, complete with space and plumbing for a washing machine, adjoins the kitchen, which boasts double glazed French doors to the rear garden, wall and base units, a five-ring 'Neff' gas hob with extractor, an inset porcelain sink, a fitted 'Neff' double oven, and a breakfast bar.

The first floor features three additional bedrooms, two large doubles and a fifth bedroom/dressing room with a large walk-in storage cupboard.

Outside, the property provides driveway parking, shared access to the garage, and a well-maintained rear garden with a patio, lawn, shrubs, borders, and an extra seating area at the garden's end.

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



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 01329756500
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PROPERTY INFORMATION

LOUNGE
15'6" x 11'6" (4.74 x 3.52)

HALLWAY
12'8" x 10'7" (3.88 x 3.23)

DINING ROOM
13'1" x 6'11" (3.99 x 2.11)

KITCHEN
15'3" x 9'6" (4.66 x 2.90)

BEDROOM ONE
13'8" x 8'2" (4.19 x 2.51)

BEDROOM TWO
9'5" x 8'5" (2.89 x 2.59)

BEDROOM THREE
9'11" x 8'9" (3.03 x 2.69)

ENSUITE
5'2" x 5'1" (1.60 x 1.55)

BEDROOM FOUR/STUDY
8'10" x 7'10" (2.71 x 2.39)

BEDROOM FIVE/DRESSING ROOM
8'0" x 7'4" (2.46 x 2.26)

BATHROOM
5'9" x 5'7" (1.77 x 1.72)

GARAGE
16'0" x 9'0" (4.88 x 2.75)

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

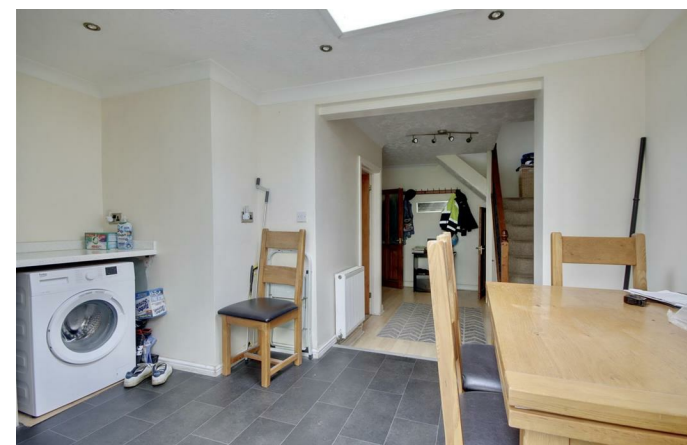
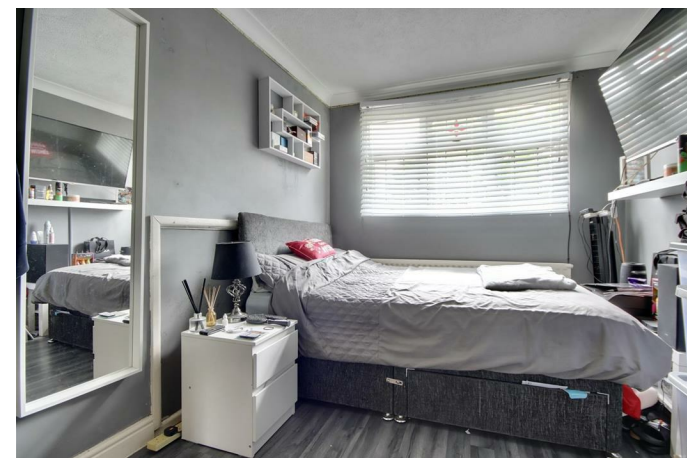
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.

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.



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