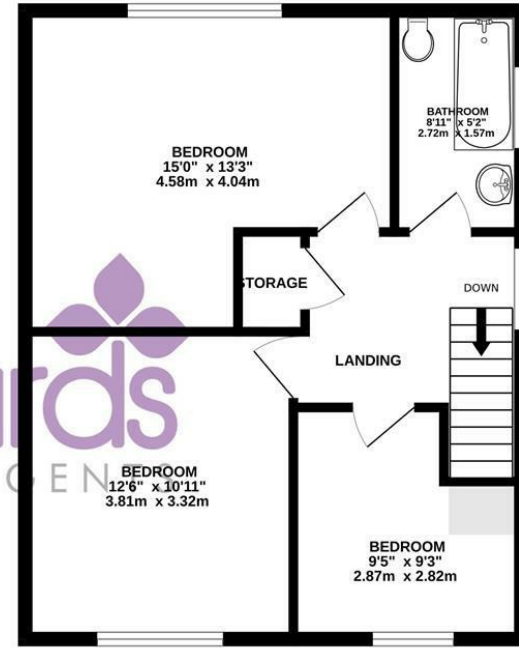


GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

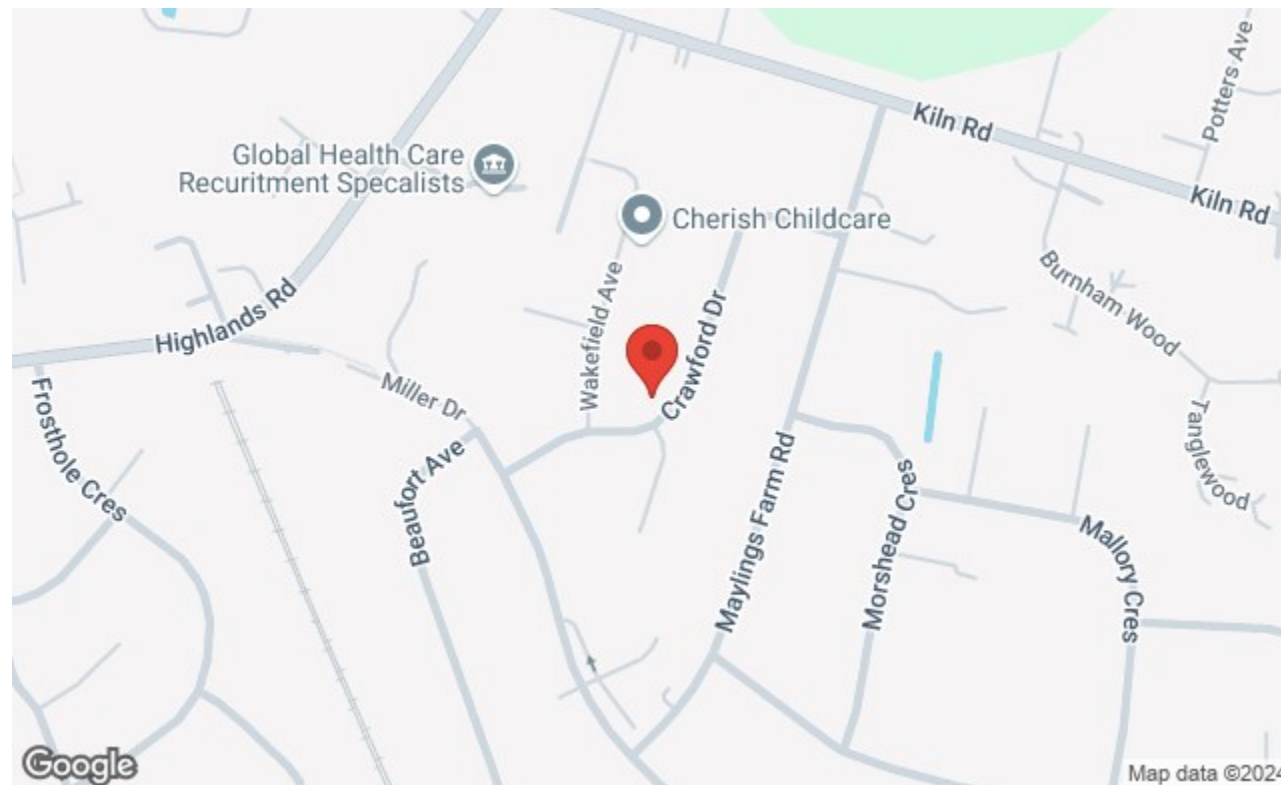
1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1041 sq.ft. (96.7 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



Offers In Excess Of £375,000

Crawford Drive, Fareham PO16 7RN

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HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ SEMI-DETACHED HOUSE
- ❖ THREE GENEROUS SIZED BEDROOMS
- ❖ SITUATED ON A GENEROUS PLOT
- ❖ DOWNSTAIRS CLOAKROOM AND UPSTAIRS BATHROOM
- ❖ LARGE LOUNGE AND DINING ROOM
- ❖ GARAGE AND DRIVEWAY
- ❖ SOUGHT-AFTER UPLANDS ESTATE
- ❖ CAMS HILL CATCHMENT
- ❖ OPPORTUNITY TO UPDATE AND IMPROVE

Welcome to Crawford Drive, Fareham - a charming semi-detached house that could be your next family home! This property boasts a spacious 1,041 sq ft layout with two reception room, ideal for entertaining guests or relaxing with your loved ones. With three generously sized bedrooms, there's plenty of space for the whole family to enjoy.

Situated in the sought-after Uplands Estate and in Cams Hill catchment area, this home offers not just a great living space but also a fantastic location for families with school-going children. The larger-than-average plot provides ample outdoor space for

children to play or for you to indulge in gardening and outdoor activities.

Forget about the hassle of parking as this property comes with parking space for two vehicles, making your daily routines much more convenient. And the best part? This property is available with no forward chain, ensuring a smooth and hassle-free buying process.

Don't miss out on this fantastic opportunity to own a lovely family home in a desirable location. Contact us today to arrange a viewing and make Crawford Drive your new address!

Call today to arrange a viewing
01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
13'11" * 13'5" (4.26 * 4.11)

DINING ROOM
12'2" * 12'0" (3.73 * 3.68)

KITCHEN
12'0" * 7'11" (3.66 * 2.42)

BEDROOM ONE
15'0" * 13'3" (4.58 * 4.04)

BEDROOM TWO
12'5" * 10'10" (3.81 * 3.32)

BEDROOM THREE
9'4" * 9'3" (2.87 * 2.82)

BATHROOM
8'11" * 5'1" (2.72 * 1.57)

COUNCIL TAX BAND D

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		69	81
(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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