

FOR SALE

Guide Price £525,000

Orchid Close, Fareham PO17 5GG

bernards
THE ESTATE AGENTS

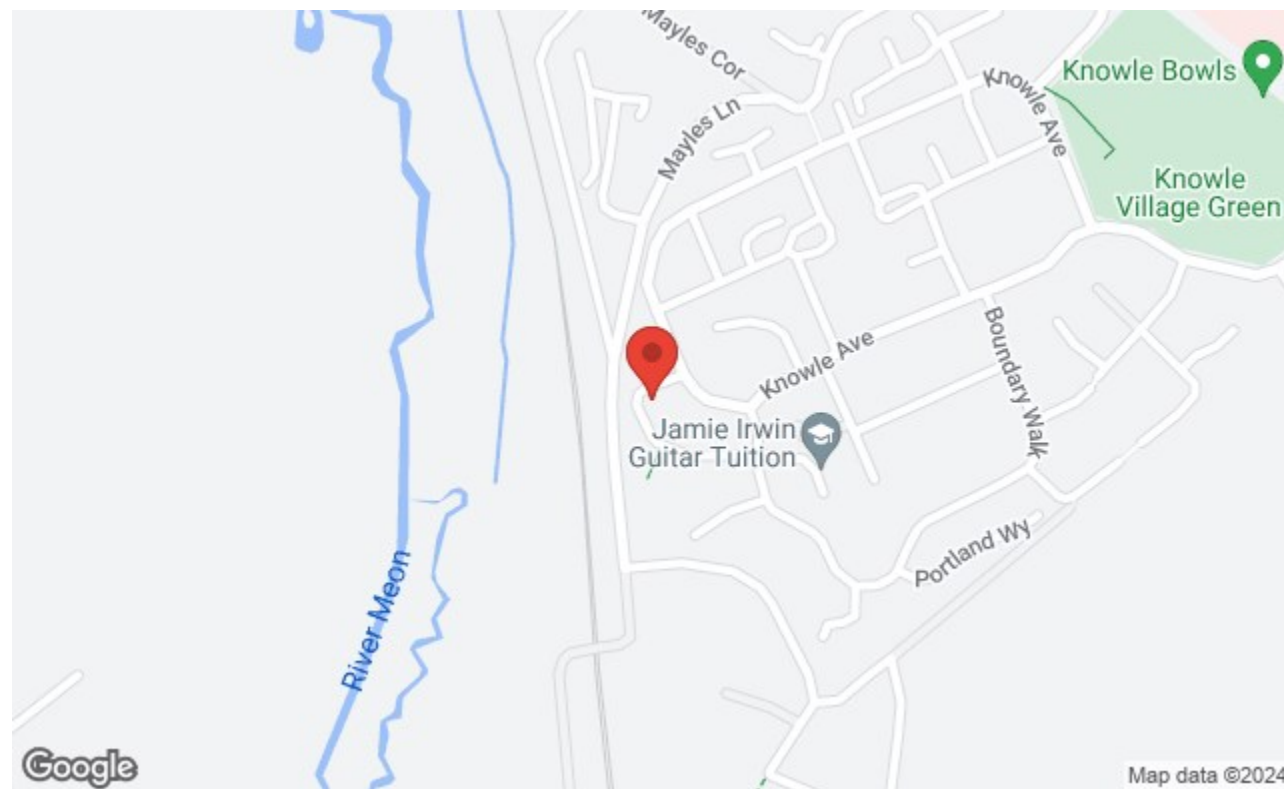
GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.

1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 1584 sq.ft. (147.1 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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HIGHLIGHTS

- ❖ LARGE DETACHED HOUSE
- ❖ FOUR BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ KITCHEN/DINER WITH UTILITY
- ❖ TWO BATHROOMS AND W/C
- ❖ GARAGE AND PARKING
- ❖ SOUTH FACING REAR GARDEN
- ❖ SOLAR PANELS WITH BATTERY AND INVERTER
- ❖ ELECTRIC CHARGING POINT
- KNOWLE VILLAGE LOCATION

Welcome to this stunning property located in the charming Orchid Close, Knowle, Fareham. This large detached house boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

The south-facing garden is perfect for enjoying sunny days and hosting outdoor gatherings with family and friends. The bi-fold doors not only bring in an abundance of natural light but also seamlessly connect the indoor and outdoor living spaces.

Situated in the sought-after Knowle Village, this home offers a peaceful and picturesque setting for you to unwind and create lasting memories.

Don't miss the opportunity to make this beautiful house your new home in this desirable location.

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



Call today to arrange a viewing
01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
18'8" * 13'8" (5.71 * 4.17)

FAMILY ROOM
13'8" * 8'7" (4.17 * 2.64)

KITCHEN/BREAKFAST ROOM
14'2" * 13'8" (4.33 * 4.17)

UTILITY ROOM
8'2" * 7'6" (2.51 * 2.29)

GARAGE
11'7" * 8'2" (3.54 * 2.51)

MASTER BEDROOM
13'8" * 13'1" (4.17 * 4.01)

ENSUITE
12'0" * 8'2" (3.68 * 2.51)

BEDROOM TWO
13'8" * 11'8" (4.17 * 3.56)

BEDROOM THREE
13'8" * 8'7" (4.17 * 2.64)

BEDROOM FOUR
9'10" * 7'6" (3.02 * 2.29)

BATHROOM
8'11" * 7'1" (2.74 * 2.16)

COUNCIL TAX BAND F

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

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.

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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		75	85
England & Wales			

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