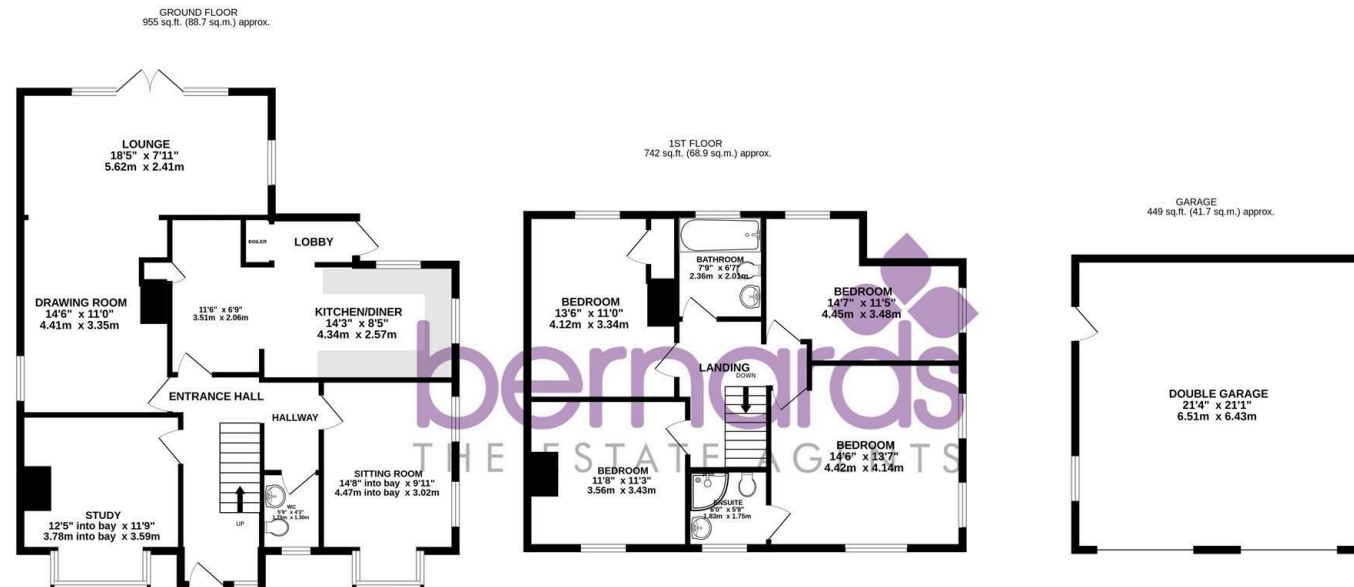




Asking Price £600,000

Gudge Heath Lane, Fareham PO15 5AB

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THE ESTATE AGENTS



TOTAL FLOOR AREA : 2146 sq.ft. (199.4 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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HIGHLIGHTS

- OVER 2100SQFT HOUSE
- WALKING DISTANCE TO TRAIN STATION
- LARGE DOUBLE WIDTH PLOT
- DOUBLE GARAGE
- DRIVEWAY FOR MORE THEN 8 CARS
- EXTENDED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS AND KITCHEN DINER
- CENTRAL FAREHAM LOCATION
- GARDEN LAID TO LAWN WITH LARGE
- PATIO SPACE

Welcome to this expansive four-bedroom family home, perfectly situated in a central location just a short walk from the train station. Cherished by its current owners for nearly 40 years, this residence has been extensively extended and updated to offer exceptional space and comfort.

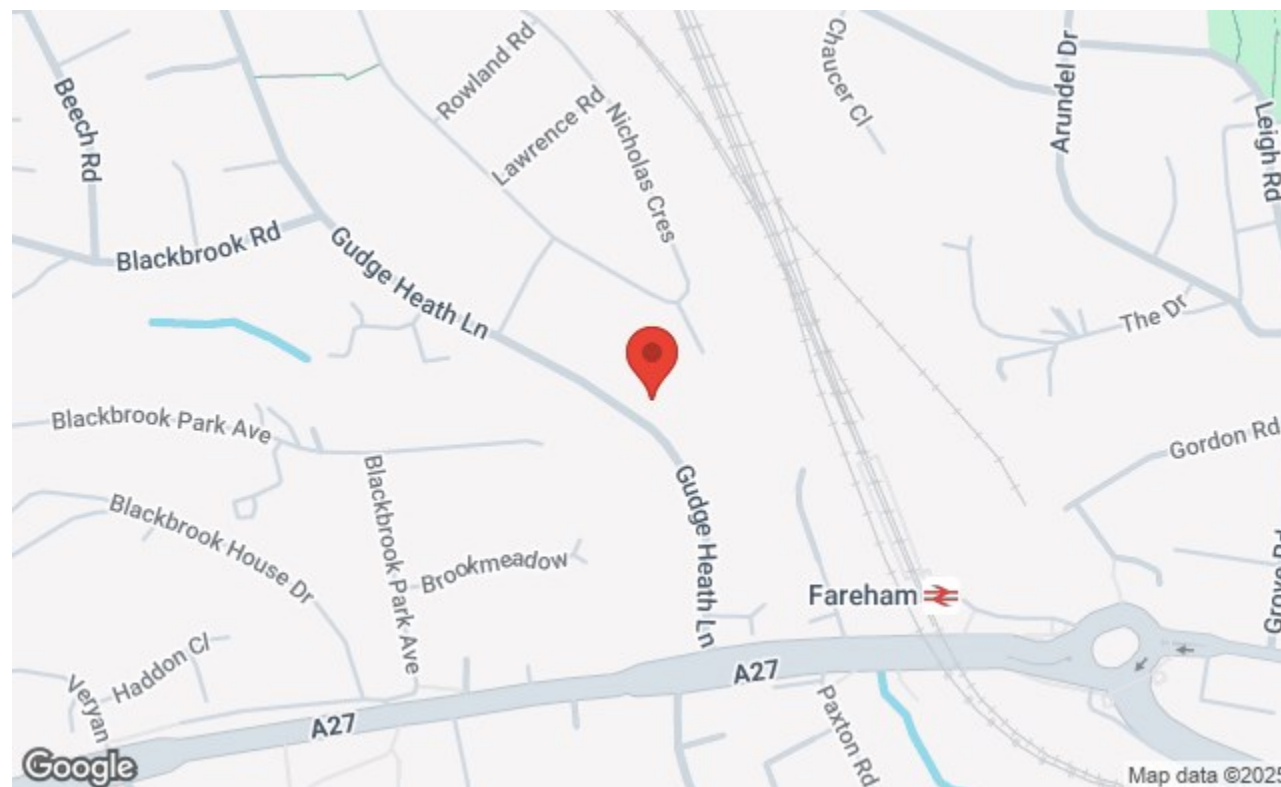
Set on a generous double-width plot, the home boasts impressive street presence and a capacious driveway that can comfortably accommodate five or more cars. The property also features a large double garage with two sets of doors, providing ample storage and workshop space.

As you step inside, you are greeted by a welcoming entrance hallway that serves as the central access point to all living spaces. The rear of the house is designed for family gatherings and entertaining, with a spacious drawing and living room that opens directly onto the garden through elegant patio doors. Adjacent to this is the heart of the home – a well-appointed kitchen diner, ideal for the home chef, offering plenty of storage and stunning views of the garden.

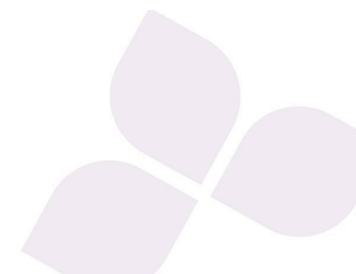
The front of the house hosts two additional reception rooms. One is currently used as a home study, perfect for remote working, while the other serves as an informal sitting room, which could easily be transformed into a formal dining room or a children's playroom.

Upstairs, you will find four generously sized double bedrooms. The master bedroom features an ensuite bathroom for added convenience, while the other bedrooms share a well-appointed family bathroom. For your comfort, the front-facing windows are equipped with triple glazing.

The outdoor space is a true highlight of this property. The garden is primarily laid to lawn, complemented by a large patio area ideal for alfresco dining and summer entertaining. Mature borders and vegetable patches add to the charm and functionality of the garden, making it a delightful space for both relaxation and gardening enthusiasts.



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PROPERTY INFORMATION

LOUNGE
18'5" x 7'10" (5.62 x 2.41)

DRAWING ROOM
14'5" x 10'11" (4.41 x 3.35)

STUDY
12'4" x 11'9" (3.78 x 3.59)

SITTING ROOM
14'7" x 9'10" (4.47 x 3.02)

DINING ROOM
11'6" x 6'9" (3.51 x 2.06)

KITCHEN
14'2" x 8'5" (4.34 x 2.57)

BEDROOM ONE
14'6" x 13'6" (4.42 x 4.14)

ENSUITE
6'0" x 5'8" (1.83 x 1.75)

BEDROOM TWO
13'6" x 10'11" (4.12 x 3.34)

BEDROOM THREE
11'8" x 11'3" (3.56 x 3.43)

BEDROOM FOUR
14'7" x 11'5" (4.45 x 3.48)

BATHROOM
7'8" x 6'7" (2.36 x 2.01)

DOUBLE GARAGE
21'4" x 21'1" (6.51 x 6.43)

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.

BERNARDS MORTGAGE & PROTECTION

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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.

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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 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.



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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