

GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



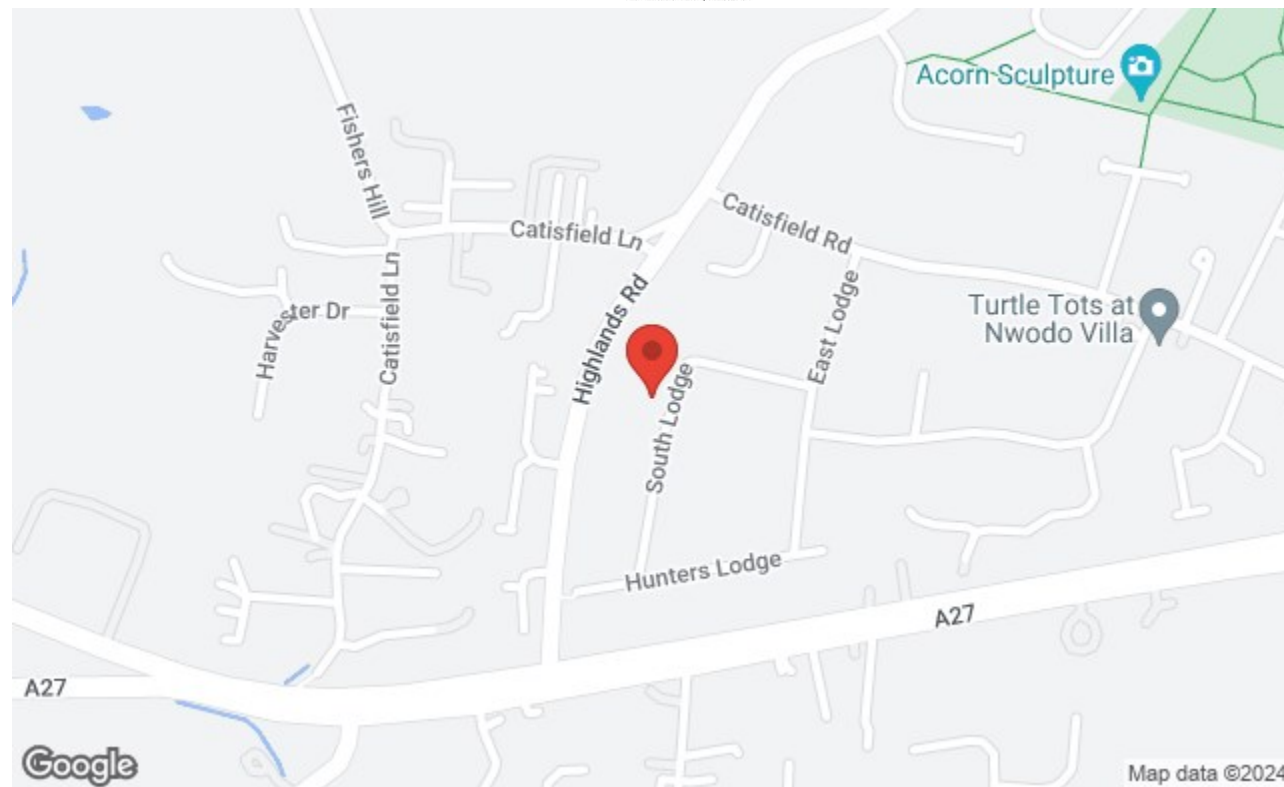
1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

TOTAL FLOOR AREA: 1256 sq.ft. (116.7 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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Asking Price £425,000

South Lodge, Fareham PO15 5NG



HIGHLIGHTS

- ❖ DETACHED HOUSE
- ❖ LARGE GARAGE AND DRIVEWAY PARKING
- ❖ THREE BEDROOMS
- ❖ HUGE SCOPE TO IMPROVE AND EXTEND (STPP)
- ❖ EXTRA LARGE PRIVATE REAR GARDEN
- ❖ UTILITY ROOM
- ❖ OFFERED WITH NO ONWARD CHAIN
- ❖ WESTERLY FACING REAR GARDEN
- ❖ POPULAR CATISFIELD LOCATION
- INTERNAL VIEWING IS A MUST!

This three-bedroom detached house, located in the highly sought-after Catisfield area, offers a fantastic opportunity for those looking to modernise and create their dream home. With a large, mature rear garden, spacious frontage, driveway, and garage, this property is a rare find in such a popular location.

The property boasts an impressive front garden, setting the house back from the road, providing privacy and a welcoming approach. The driveway offers ample parking space, leading to a nearly double-length garage. To the rear, the house features a vast, westerly-facing garden filled with mature plants and offering exceptional privacy – a perfect oasis for relaxation and entertainment.

Stepping inside, you are greeted by a small entrance hallway that leads into the spacious sitting room. This room is characterised by a cozy fireplace and large windows that flood the space with natural light. Towards the back of the house, the dining room features patio doors that open directly onto the garden, seamlessly blending indoor and outdoor

living.

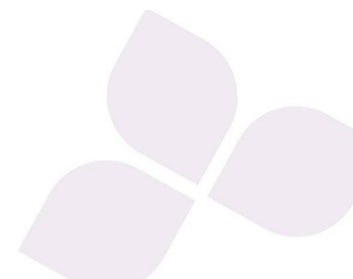
The kitchen, currently fitted with ample storage, worktops, and appliances, sits adjacent to the dining room. This layout presents an ideal opportunity to be opened out into one large, family-friendly social space, perfect for modern living.

The first floor comprises three bedrooms. Two of these are double rooms, each offering a range of storage options, while the third is a single room, ideal for a child's bedroom or home office. The toilet and bathroom are currently separate, with great potential to be combined into a single, modern family bathroom.

The extended garage also includes an additional utility room and a rear W/C, adding to the functionality of the property.

With scope for modernisation, this property offers tremendous potential to create a stylish and comfortable family home in a prime location.

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

01329756500

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PROPERTY INFORMATION

LOUNGE
16'11" x 12'10" (5.16 x 3.93)

DINING ROOM
10'2" x 8'11" (3.11 x 2.72)

KITCHEN
10'0" x 8'3" (3.05 x 2.54)

BEDROOM ONE
14'11" x 10'4" (4.55 x 3.15)

BEDROOM TWO
10'4" x 10'4" (3.15 x 3.15)

BEDROOM THREE
9'10" x 7'4" (3.02 x 2.24)

BATHROOM
6'7" x 5'6" (2.01 x 1.70)

GARAGE
27'5" x 9'2" (8.36 x 2.80)

UTILITY ROOM
9'4" x 7'9" (2.87 x 2.38)

EPC
Awaiting new EPC to be carried out

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.

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. Bernard's 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!

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	
(92-100) 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	
England & Wales	



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