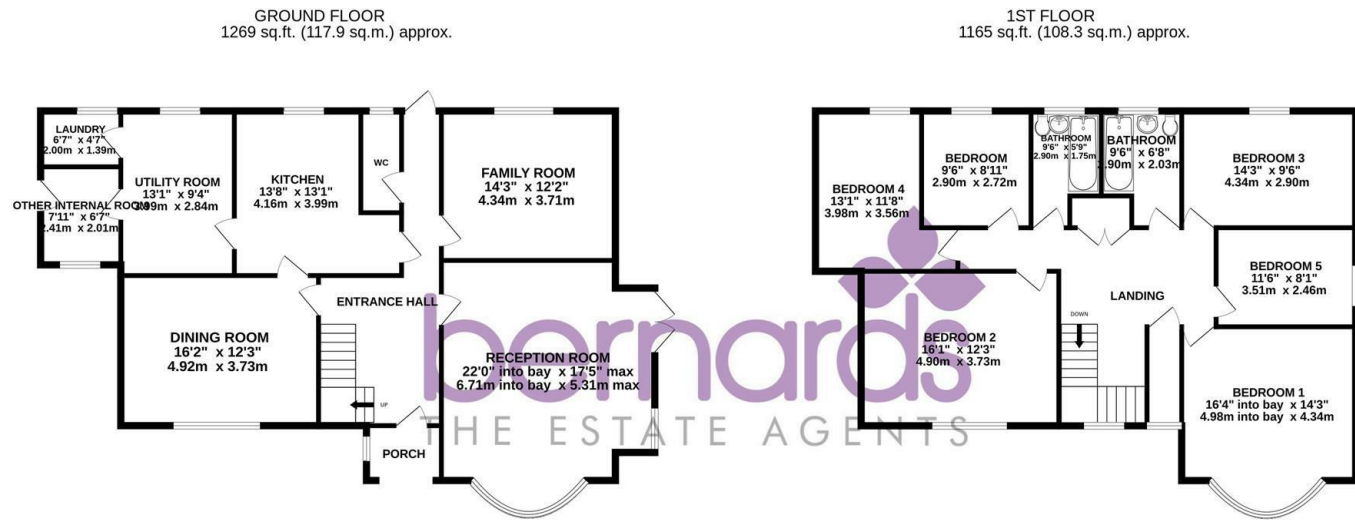


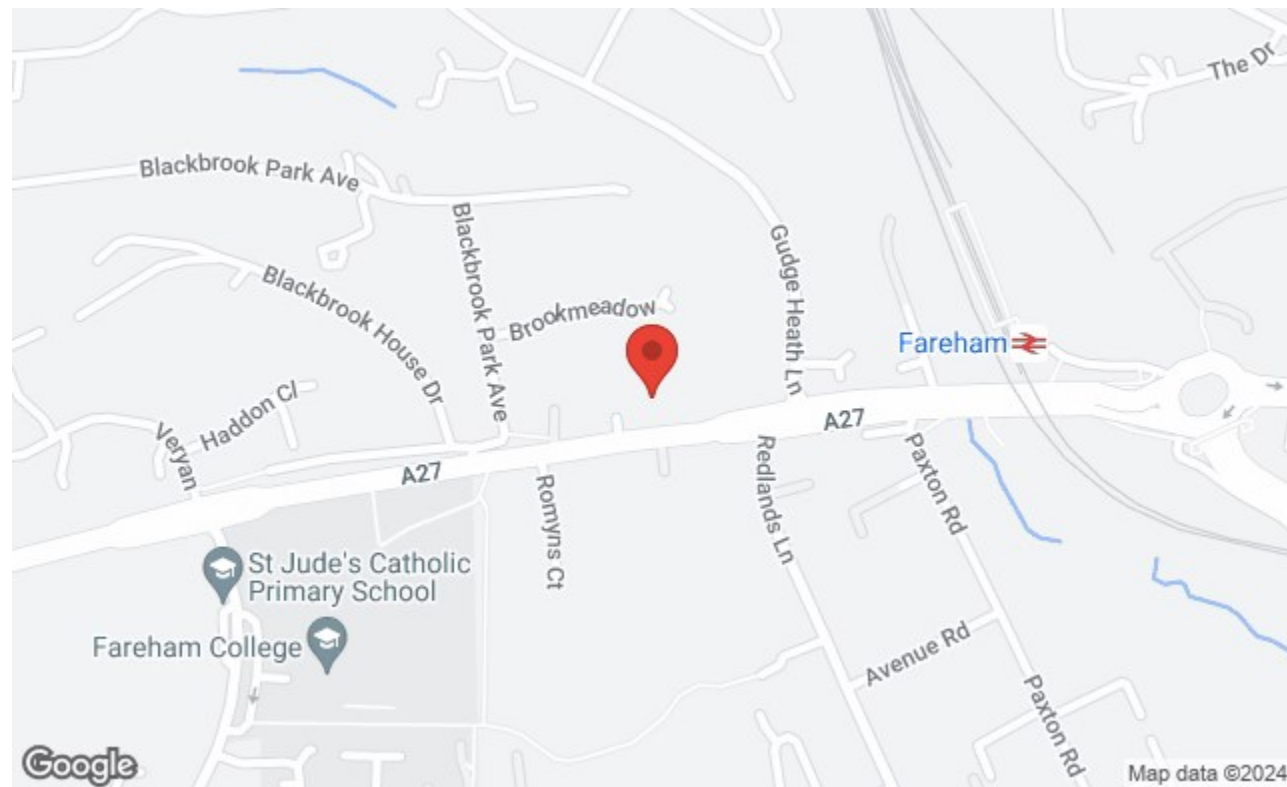


Guide Price £750,000

The Avenue, Fareham PO14 1NS



TOTAL FLOOR AREA: 2434 sq.ft. (226.1 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.  
 Made with Metropix ©2024



6 bedrooms, 2 bathrooms, 3 reception rooms

### HIGHLIGHTS

- DETACHED HOUSE
- SIX BEDROOMS
- IN NEED OF COMPLETE MODERNISATION
- THREE RECEPTION ROOMS
- SITUATED ON A LARGE PLOT CIRCA 1/3 ACRE
- POTENTIAL DEVELOPMENT STPP
- REQUESTLED LOCATION
- CLOSE TO TRAIN STATION
- TWO BATHROOMS
- GATED

A rare opportunity to purchase this traditional style six bedroom detached house sitting on a large plot of circa 0.3 acres within a much requested non-estate position in Fareham.

Outside there is a large driveway, double garage and sizeable rear and front garden which is in need of cultivation.

Call to arrange a viewing today!!

The internal accommodation, which is in need of complete modernisation, comprises entrance hallway, sitting room, dining room, family room, kitchen opening in a utility and laundry room.

To the first floor, there are six bedrooms, two family bathrooms,.

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



Call today to arrange a viewing  
 01329756500  
 www.bernardsestates.co.uk





# PROPERTY INFORMATION

**RECEPTION ROOM**  
22'0" \* 17'5" (6.71 \* 5.31)

**FAMILY ROOM**  
14'2" \* 12'2" (4.34 \* 3.71)

**DINING ROOM**  
16'1" \* 12'2" (4.92 \* 3.73)

**KITCHEN**  
13'7" \* 13'1" (4.16 \* 3.99)

**UTILITY ROOM**  
13'5" \* 9'3" (4.09 \* 2.84)

**LAUNDRY ROOM**  
6'6" \* 4'6" (2.00 \* 1.39)

**BEDROOM ONE**  
16'4" \* 14'2" (4.98 \* 4.34)

**BEDROOM TWO**  
16'0" \* 12'2" (4.90 \* 3.73)

**BEDROOM THREE**  
14'2" \* 9'6" (4.34 \* 2.90)

**BEDROOM FOUR**  
13'0" \* 11'8" (3.98 \* 3.56)

**BEDROOM FIVE**  
11'6" \* 8'0" (3.51 \* 2.46)

**BEDROOM SIX**  
9'6" \* 8'11" (2.90 \* 2.72)

**BATHROOM ONE**  
9'6" \* 6'7" (2.90 \* 2.03)

**BATHROOM TWO**  
9'6" \* 5'8" (2.90 \* 1.75)

**COUNCIL TAX BAND G**

**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**

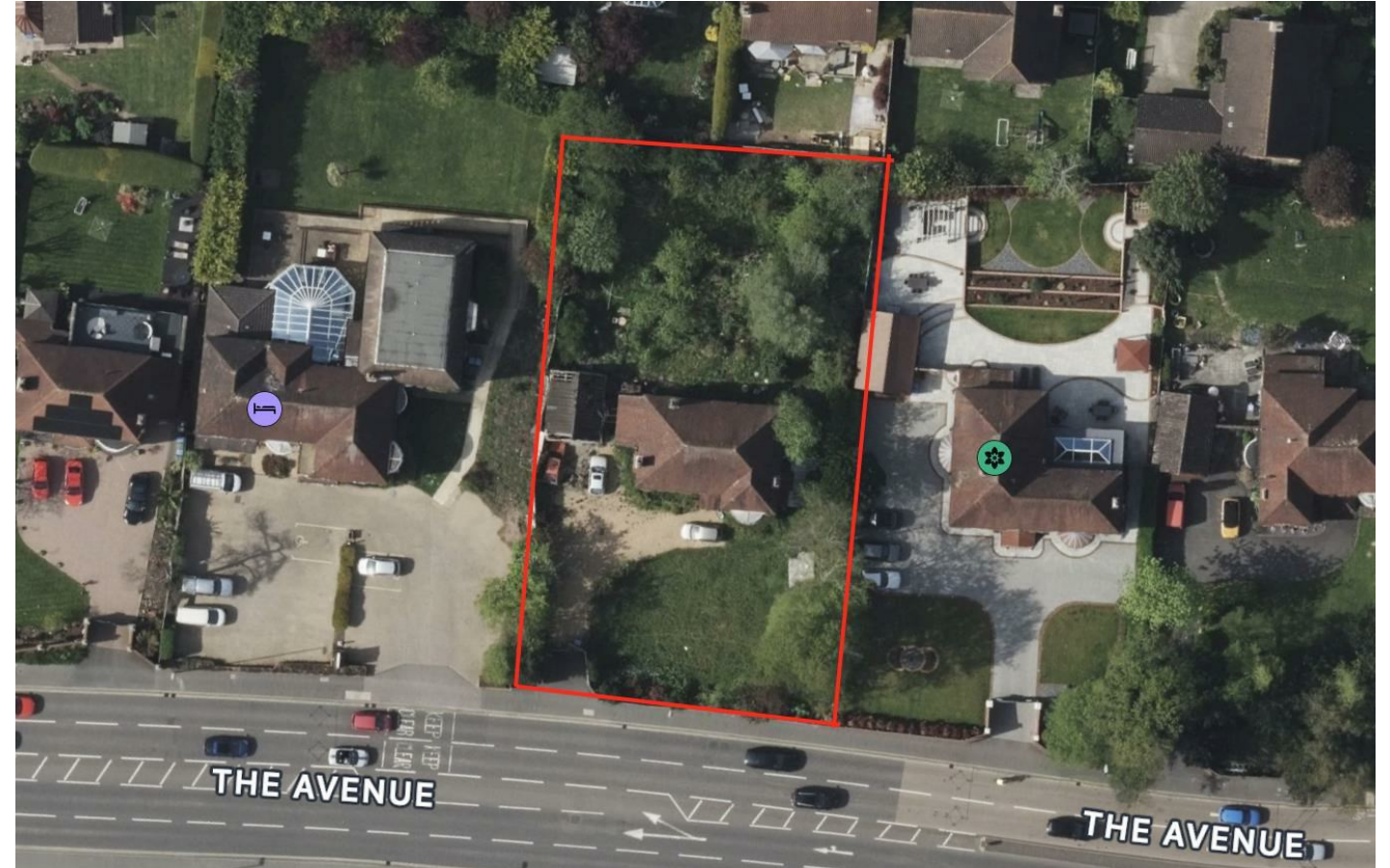
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**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.

**EPC**

Awaiting updated EPC



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			
England & Wales		EU Directive 2002/91/EC	



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