

TOTAL FLOOR AREA: 2084 sq.ft. (193.6 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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t: 01329756500



Guide Price £800,000

Monks Way, Fareham PO14 3LU



HIGHLIGHTS

- ❖ END OF CHAIN
- ❖ SEA VIEWS
- ❖ THREE BEDROOMS
- ❖ LIVING/DINING AREA
- ❖ CONSERVATORY
- ❖ STUDY/UTILITY ROOM
- ❖ LARGE GARDEN
- ❖ OPTION TO MODERNISE
- ❖ MINUTES FROM SEAFRONT
- ❖ OVER 2000 SQ FT

Welcome to this charming property located on Monks Way in Fareham! This delightful house offers a spacious 2,000 sq ft of living space, perfect for a family looking to settle in a beautiful home.

As you step inside, you are greeted by a large hall way leading you to the large kitchen and open planned living/dining room. With three cosy bedrooms and two bathrooms, this property ensures comfort and privacy for all family members.

One of the standout features of this house is the stunning sea views that can be enjoyed from master bedroom. Imagine waking up to the sight of the sea every morning!

The large open planned living area is ideal for creating a warm and inviting atmosphere, perfect for hosting gatherings or simply unwinding after a

long day. The property also offers the option to modernise, allowing you to put your personal touch on this already charming home.

Situated on a large plot, this house provides plenty of outdoor space for children to play, for gardening enthusiasts to indulge in their passion, or for simply enjoying the fresh air and beautiful surroundings.

With parking available for up to three vehicles, you won't have to worry about finding space for your cars when you come home.

Don't miss out on the opportunity to make this house your home and enjoy the best of what Fareham has to offer. Contact us today to arrange a viewing and take the first step towards owning this wonderful property with so much potential!

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE

19'7" into bay x 16'3" (5.98 into bay x 4.97)

DINING ROOM

10'11" x 10'8" (3.35 x 3.26)

KITCHEN

17'10" x 13'3" (5.46 x 4.06)

CONSERVATORY

28'2" x 11'10" (8.61 x 3.61)

STUDY

9'2" x 7'1" (2.81 x 2.18)

UTILITY ROOM

9'6" x 9'1" (2.92 x 2.79)

WORKSHOP

11'11" x 9'4" (3.64 x 2.87)

BEDROOM ONE

16'4" x 11'6" (5.00 x 3.51)

ENSUITE

7'8" x 6'0" (2.36 x 1.83)

BEDROOM TWO

14'2" x 12'11" (4.33 x 3.96)

BEDROOM THREE

11'1" x 10'0" (3.38 x 3.05)

BATHROOM

10'11" x 7'6" (3.35 x 2.29)

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.

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.

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

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.

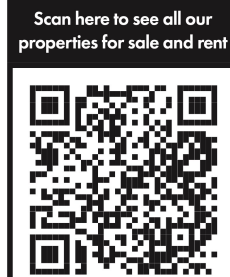
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(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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