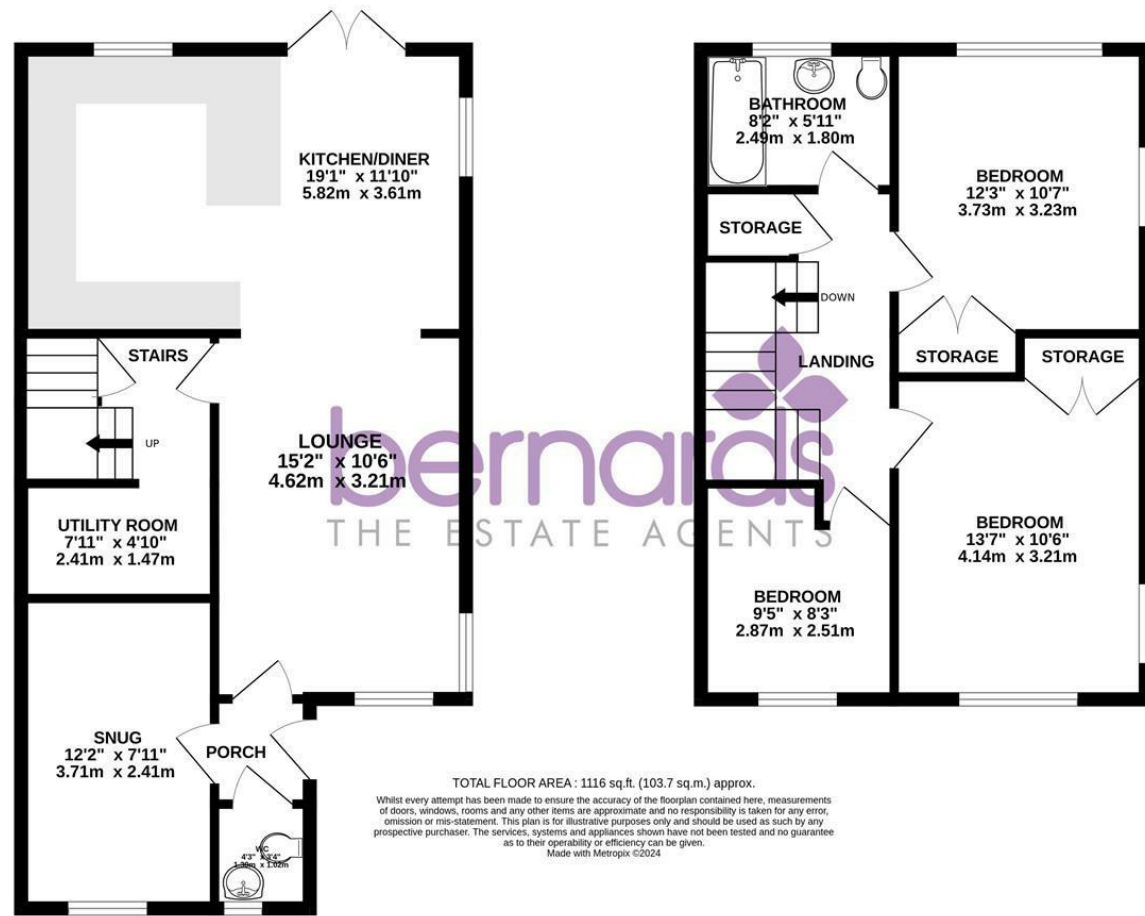


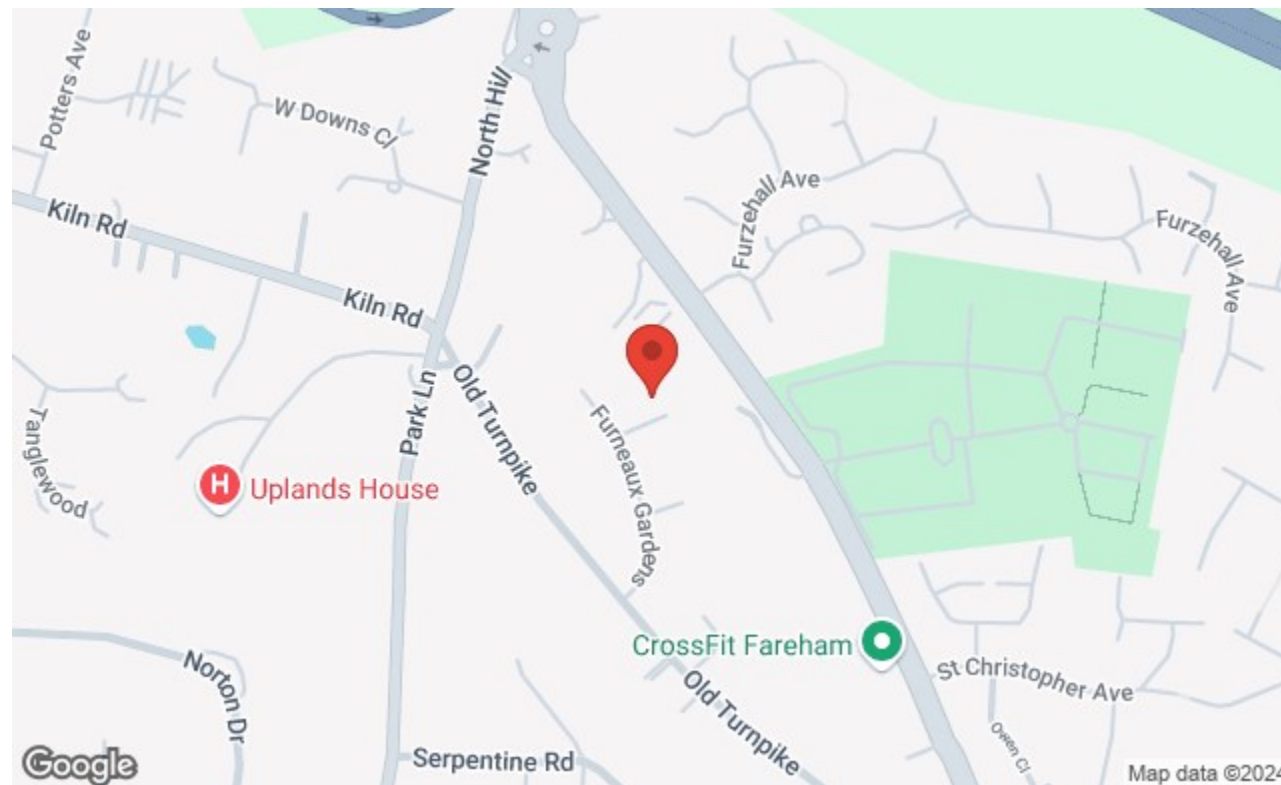
GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



Guide Price £400,000

Hanover Gardens, Fareham PO16 7HE



HIGHLIGHTS

- ❖ SEMI-DETACHED HOUSE
- ❖ THREE/FOUR BEDROOMS
- ❖ MODERN KITCHEN/DINER
- ❖ UTILITY ROOM
- ❖ LIVING ROOM
- ❖ FAMILY BATHROOM PLUS W.C
- ❖ CUL-DE-SAC LOCATION
- ❖ CATCHMENT FOR POPULAR SCHOOLS
- ❖ LANDSCAPED GARDENS WITH CABIN/GYM
- DRIVEWAY PARKING

Nestled in a sought-after cul-de-sac just north of the town center, this beautifully upgraded semi-detached home offers the perfect blend of style and functionality. Designed with versatility in mind, the spacious layout includes an inviting entrance hall, a convenient cloakroom, a flexible family room/bedroom four, and a cozy lounge. The highlight of the home is the impressive open-plan kitchen/diner, perfect for modern family living and entertaining.

Upstairs, you'll find three well-appointed bedrooms and a sleek, contemporary family bathroom. Additional features include gas-fired

central heating and double glazing throughout, ensuring comfort year-round.

Outside, the property boasts ample driveway parking and beautifully maintained gardens to the side and rear. The outdoor space also includes a stylish contemporary cabin/gym, offering endless possibilities for work, exercise, or relaxation.

This exceptional home is a must-see. Contact us today to arrange an early viewing—opportunities like this don't last long!

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



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



PROPERTY INFORMATION

LIVING ROOM

Double glazed window to front and side elevations. Vertical radiator. 'Parquet' flooring. Opening to:

KITCHEN/DINER

This stunning open-plan space is designed to impress, featuring a dual aspect with windows on both the side and rear, allowing for abundant natural light. Double-glazed French doors seamlessly connect the room to the garden, creating a perfect flow for indoor-outdoor living.

The kitchen is fully equipped with a comprehensive range of fitted units, including base cupboards with drawers and coordinating wall cabinets. Marble-effect worktops with tiled backsplashes provide a stylish yet practical surface, complemented by an inset one-and-a-half bowl sink. High-end appliances include an induction hob, an electric double oven, an integrated dishwasher, and a microwave, with ample space for a fridge/freezer. The room is finished with sleek tiled flooring, adding to the overall elegance and functionality.

CLOAKROOM

Double glazed window to front elevation. Low level WC. Hand basin. Radiator.

SNUG/BEDROOM FOUR

Double glazed window to front elevation. Radiator. Built-in cupboard housing gas meter and consumer unit.

FAMILY BATHROOM

A double-glazed window at the rear elevation fills the space with natural light. The bathroom features a modern suite, including a panelled bath with an overhead shower and a fitted shower screen. The low-level WC with a concealed cistern offers a sleek, minimalist look, while the hand basin with an integrated cupboard below provides practical storage. A heated towel rail completes the space, adding both comfort and style.

BEDROOM ONE

Double glazed windows to front and side elevation. Built-in double wardrobe. Radiator.

BEDROOM TWO

Double glazed windows to side and rear elevations. Built-in double wardrobe. Radiator.

BEDROOM THREE

Double glazed window to front elevation. Radiator.

OUTSIDE

At the front of the property, a driveway offers convenient parking, with gated side access leading to the beautifully landscaped side and rear gardens.

The gardens are a true highlight of this home, featuring a wraparound decked pathway with a handrail that extends along the rear and side of the house. The expansive lawn is surrounded by mature shrubs and plants, creating a lush, green oasis. At one end, you'll find a charming seating area beneath a pergola, perfect for relaxing or entertaining. Additional outdoor spaces include a patio area and a timber garden shed for extra storage.

Adjacent to the house, a contemporary garden

cabin serves as a gym but could easily be transformed into a home office or studio, offering versatile options to suit your needs.

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!

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If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

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.

COUNCIL TAX BAND

Fareham Borough Council. Tax Band D. Payable 2024/2025. £1,972.60.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B		73	
(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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