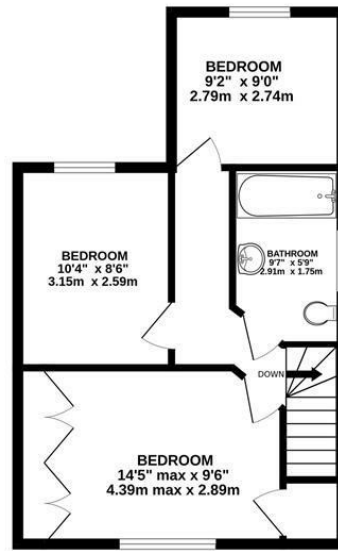
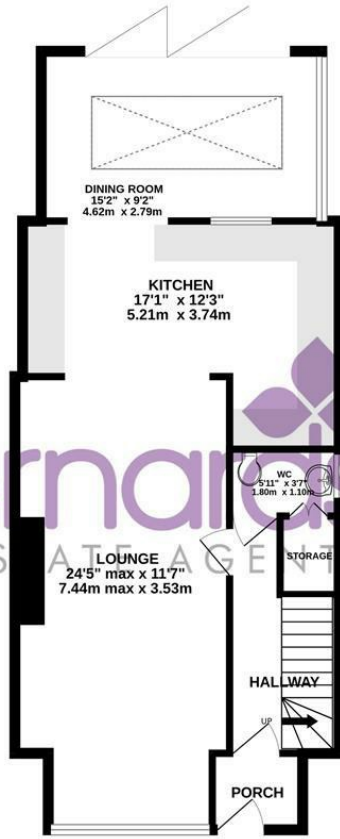
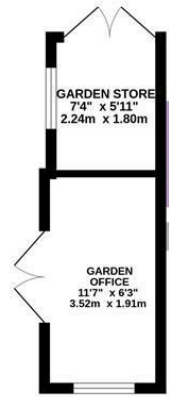


OUTBUILDINGS
219 sq.ft. (20.3 sq.m.) approx.

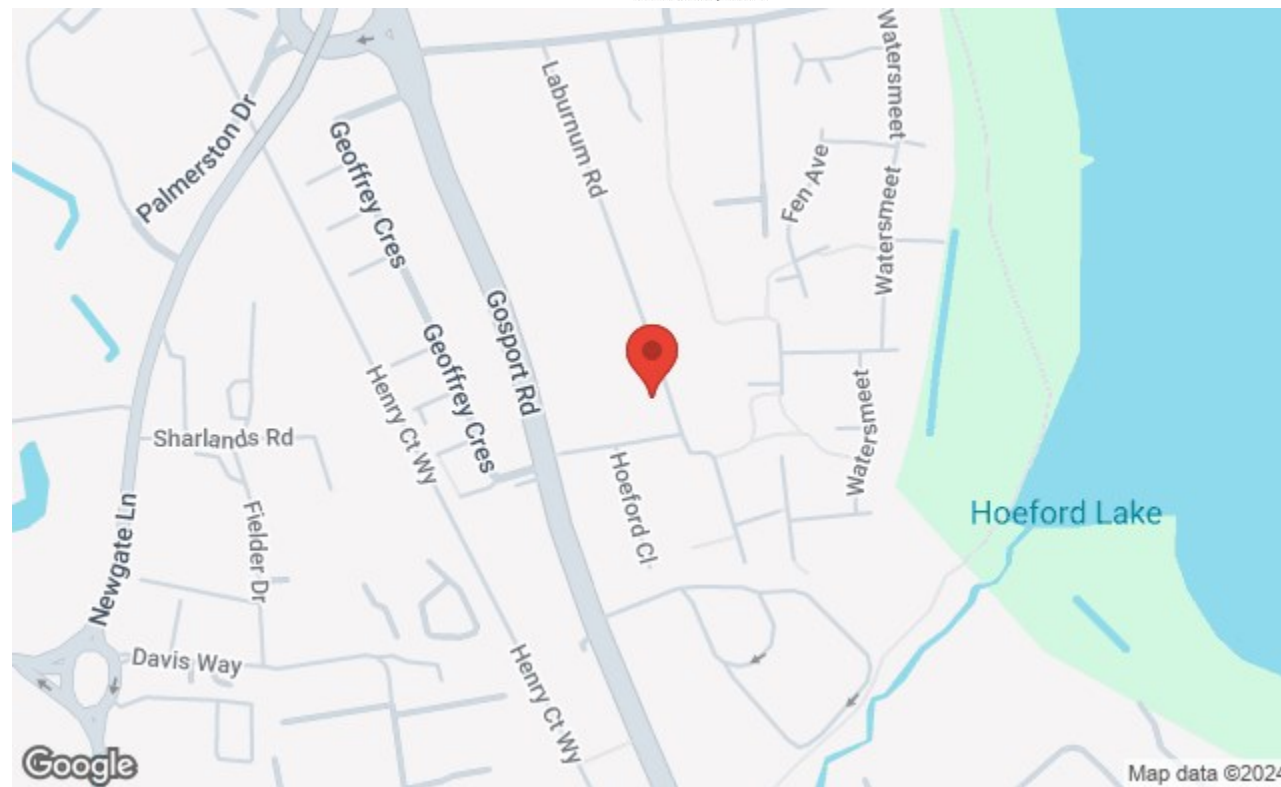
GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq.ft. (124.2 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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79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500



Guide Price £350,000

Laburnum Road, Fareham PO16 0SN



HIGHLIGHTS

- EXTENDED SEMI-DETACHED HOUSE
- THREE BEDROOMS
- BATHROOM AND CLOAKROOM
- MODERN FITTED KITCHEN
- ORANGERY WITH VIEWS OF THE GARDEN
- WEST FACING GARDEN
- DRIVEWAY
- GARDEN OFFICE
- CLOSE TO FAREHAM CREEK
- WALKING DISTANCE TO TOWN CENTER

Welcome to Laburnum Road, Fareham - a charming location for this extended semi-detached home! This property boasts two reception rooms, three bedrooms, and a beautifully designed orangery that adds a touch of elegance.

With a west-facing garden, you can enjoy the afternoon sun in your own private outdoor space. The property offers ample space with 1,337 sq ft, providing plenty of room for comfortable living.

Convenience is key with parking

available for one vehicle, making trips to town or commuting a breeze. Speaking of town, you'll be pleased to know that this home is within walking distance to the town center, as well as schools and shops, ensuring that everything you need is close by.

Don't miss out on this fantastic opportunity to own a lovely home in a sought-after location. Book a viewing today and envision the possibilities that this property holds for you and your family.

Call today to arrange a viewing
01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
24'4" * 11'6" (7.44 * 3.53)

KITCHEN
17'1" * 12'3" (5.21 * 3.74)

DINING ROOM/ ORANGERY
15'1" * 9'1" (4.62 * 2.79)

W/C
5'10" * 3'7" (1.80 * 1.10)

BEDROOM ONE
14'4" * 9'5" (4.39 * 2.89)

BEDROOM TWO
10'4" * 8'5" (3.15 * 2.59)

BEDROOM THREE
9'1" * 8'11" (2.79 * 2.74)

BATHROOM
9'6" * 5'8" (2.91 * 1.75)

GARDEN OFFICE
11'6" * 6'3" (3.52 * 1.91)

GARDEN STORE ONE
7'4" * 5'10" (2.24 * 1.80)

GARDEN STORE TWO
12'11" * 7'11" (3.95 * 2.42)

COUNCIL TAX BAND C

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.

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 QUOTE

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.

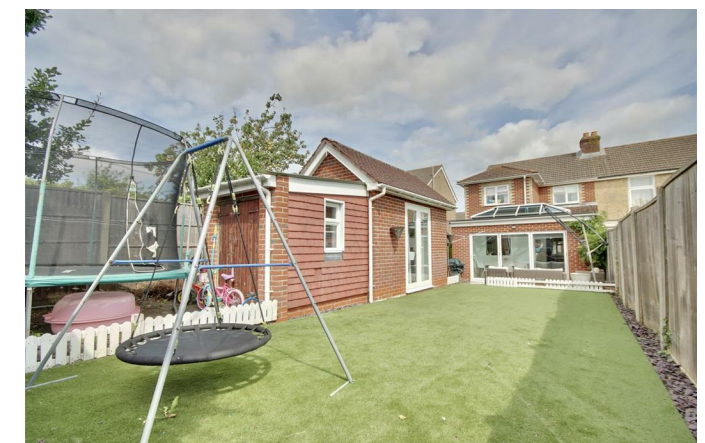
OFFER CHECK PROCEDURE

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!



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		74	85
England & Wales			

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