

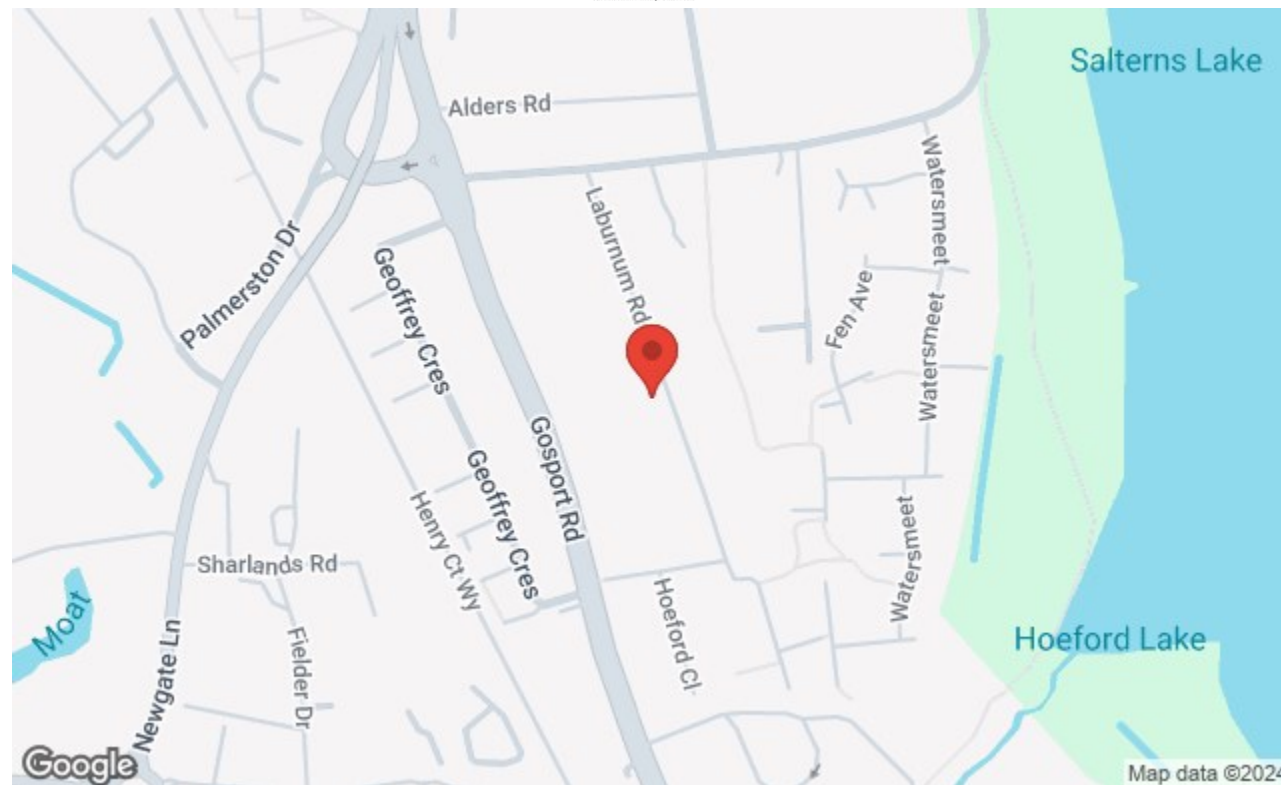
GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.

TOTAL FLOOR AREA - 1161 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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



FOR SALE

Guide Price £340,000

Laburnum Road, Fareham PO16 0SN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED HOUSE
- ❖ THREE BEDROOMS
- ❖ MODERN FITTED BATHROOM
- ❖ LOUNGE/DINER
- ❖ CONSERVATORY
- ❖ WEST FACING REAR GARDEN
- ❖ LARGE DETACHED GARAGE
- ❖ DRIVEWAY FOR MULTIPLE VEHICLES
- ❖ CLOSE TO FAREHAM CREEK
- ❖ WALKING DISTANCE TO TOWN CENTER

Nestled in the charming Laburnum Road, Fareham, this delightful detached house is a true gem waiting to be discovered. Boasting two inviting reception rooms and three cosy bedrooms, this property offers a perfect blend of space and comfort for a growing family.

Step inside and be greeted by a modern fitted ground floor bathroom, ideal for unwinding after a long day. The lounge/diner provides a versatile space for entertaining guests or simply relaxing with loved ones. With a generous 958 sq ft of living space, there is ample room to make this house a home.

One of the standout features of this property is the west-facing rear garden, perfect for

enjoying sunny afternoons and al-fresco dining. Imagine sipping your morning coffee in this peaceful outdoor space, a true sanctuary right at your doorstep.

Convenience is key with parking available for up to three vehicles, ensuring you never have to worry about finding a spot. The property's proximity to Fareham town centre and Redlands Primary School makes it an ideal location for families looking for easy access to amenities and quality education.

Don't miss out on the opportunity, Book a viewing today and envision the endless possibilities that this property holds for you and your loved ones.

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



PROPERTY INFORMATION

- LOUNGE**
11'6" * 9'4" (3.51 * 2.87)
- DINING ROOM**
11'5" * 10'4" (3.48 * 3.15)
- CONSERVATROY**
17'4" * 9'3" (5.29 * 2.82)
- KITCHEN**
12'7" * 9'2" (3.86 * 2.80)
- BATHROOM**
6'2" * 5'8" (1.88 * 1.73)
- BEDROOM ONE**
14'2" * 9'4" (4.32 * 2.87)
- BEDROOM TWO**
10'5" * 10'0" (3.18 * 3.05)
- BEDROOM THREE**
9'4" * 7'2" (2.87 * 2.19)
- GARAGE**
22'1" * 8'11" (6.75 * 2.74)

COUNCIL TAX BAND B

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 a n 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

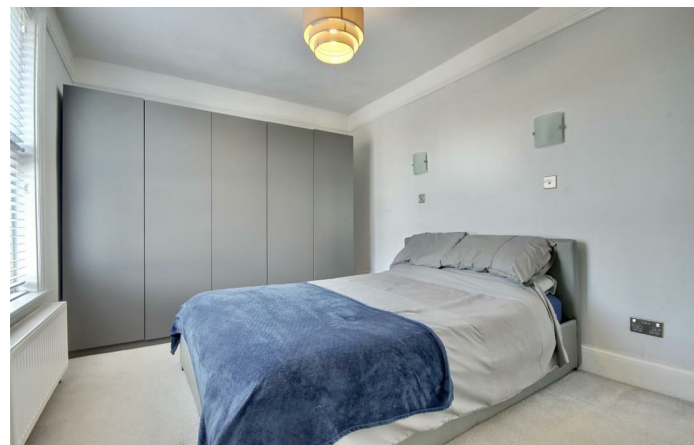
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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

STAFF DISCLOSURE

We hereby disclose the fact that the Seller either works for Bernard's Estate Agents or is related to a member of staff. Please feel free to clarify the position with your local office.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C		70	
(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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