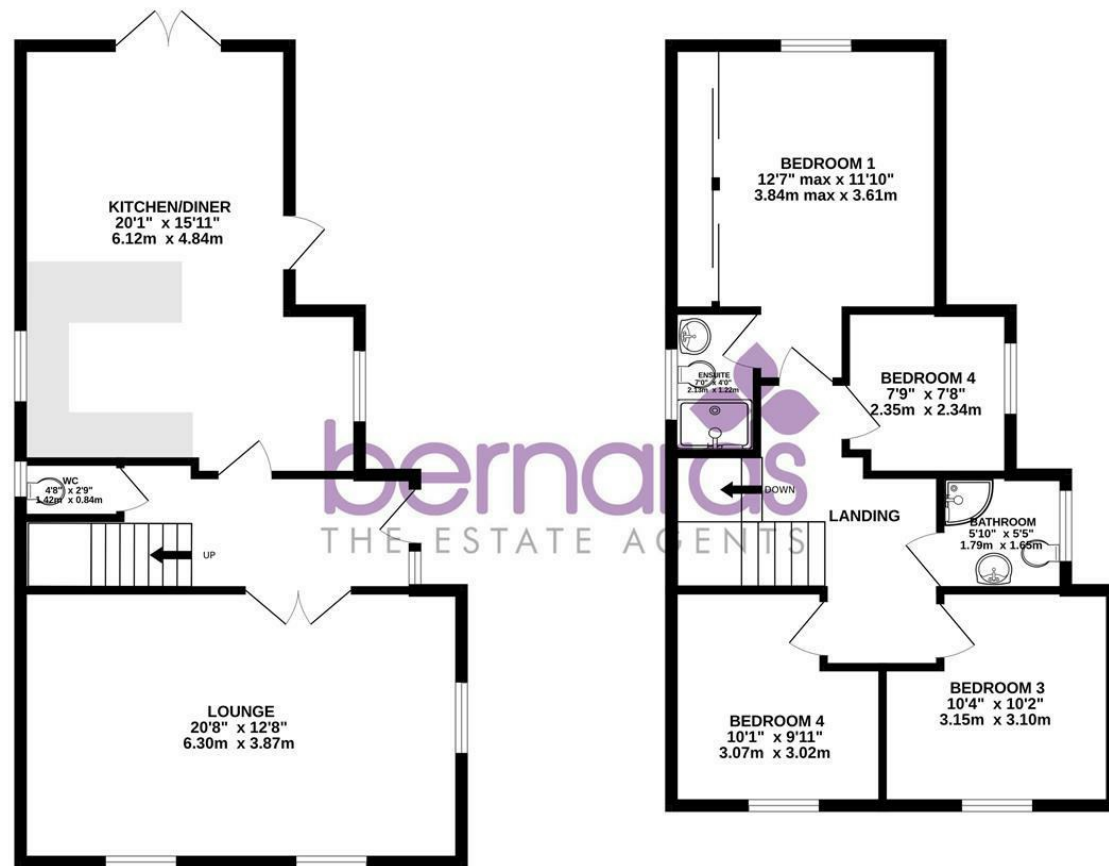


GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.

1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.

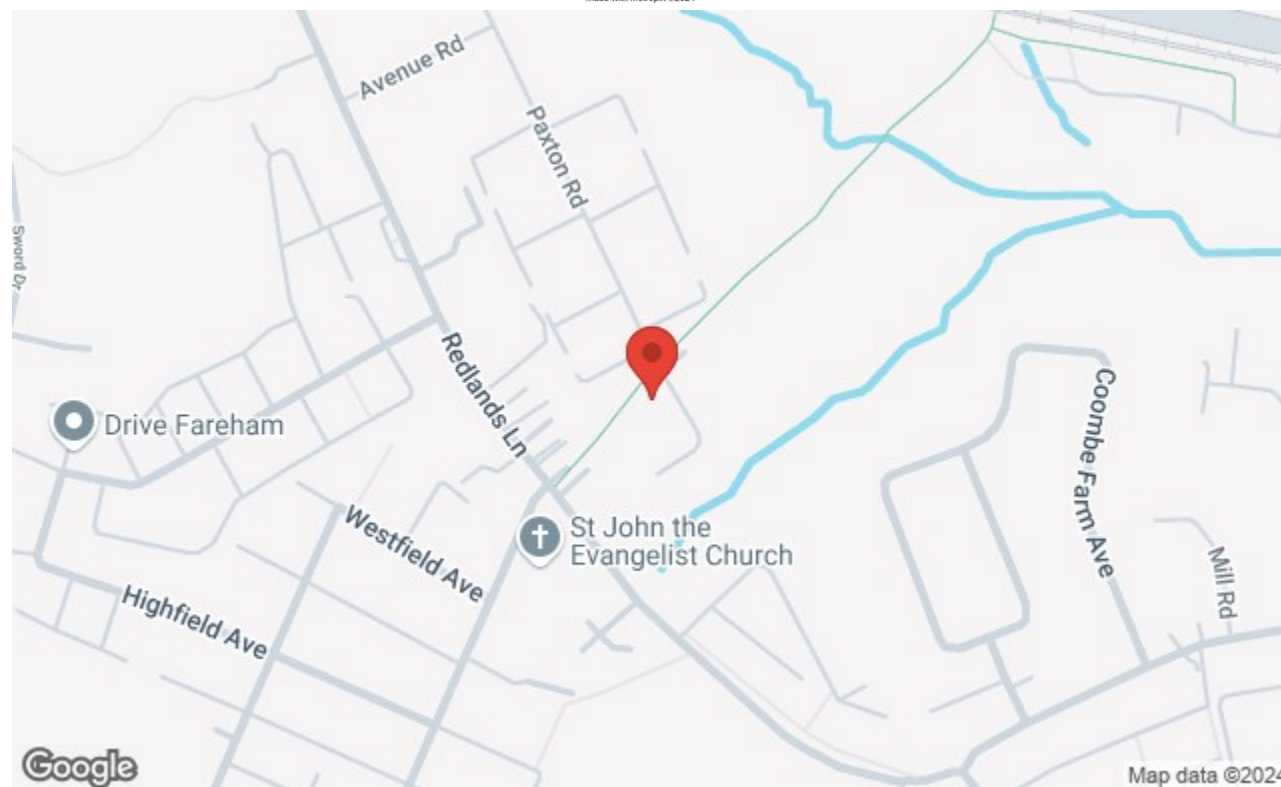


TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



Guide Price £400,000

Paxton Road, Fareham PO14 1AF



HIGHLIGHTS

- ❖ OFFERED WITH NO FORWARD CHAIN
- ❖ DETACHED HOUSE
- ❖ FOUR BEDROOMS
- ❖ LARGE ENTRANCE HALL WITH CLOAKROOM
- ❖ SERERATE LOUNGE
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ SHOWER ROOM AND ENSUITE TO MASTER
- ❖ DRIVEWAY FOR MULTIPLE VEHICLES
- ❖ SOUTH FACING REAR GARDEN
- ❖ CLOSE PROXIMITY TO TOWN AND TRAIN STATION

Welcome to this detached house located on Paxton Road in the charming town of Fareham. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy.

Built 2017, this modern property offers a contemporary living experience while maintaining a touch of elegance. The 1,226 sq ft of living space provides a comfortable environment for you to call home.

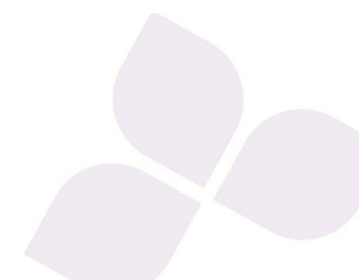
One of the standout features of this property is the parking provision - with

space for three vehicles, parking will never be an issue for you or your guests. Whether you have a growing family or simply enjoy having extra space, this property caters to your needs.

Located in a desirable area, this house offers not only a beautiful living space but also a convenient location. Close to local amenities and transport links, you'll have everything you need right at your doorstep.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

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



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



PROPERTY INFORMATION

LOUNGE
20'8" * 12'8" (6.30 * 3.87)

KITCHEN/DINER
20'0" * 15'10" (6.12 * 4.84)

BEDROOM ONE
12'7" * 11'10" (3.84 * 3.61)

BEDROOM TWO
10'4" * 10'2" (3.15 * 3.10)

BEDROOM THREE
10'0" * 9'10" (3.07 * 3.02)

BEDROOM FOUR
7'8" * 7'8" (2.35 * 2.34)

SHOWER ROOM
5'10" * 5'4" (1.79 * 1.65)

COUNCIL TAX BAND D

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

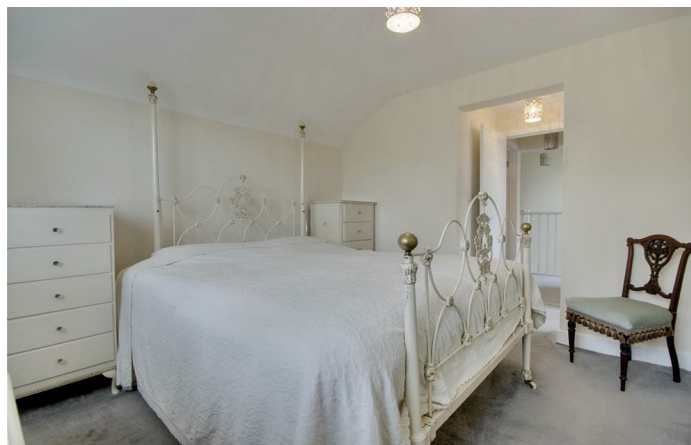
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.

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.



Energy Efficiency Rating	
Current	Potential
84	93
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	
EU Directive 2002/91/EC	
England & Wales	



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01329756500
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