



TOTAL FLOOR AREA: 815 sq.ft. (75.7 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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Offers In Excess Of £280,000

Deanes Park Road, Fareham PO16 0DG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ TWO BEDROOMS
- ❖ OLDER STYLE PROPERTY
- ❖ WALKING DISTANCE TO FAREHAM CENTER
- ❖ KITCHEN/DINER
- ❖ SEPERATE LIVING ROOM
- ❖ JACK & JILL STYLE EN-SUITE
- ❖ DOWNSTAIRS SHOWER ROOM
- ❖ GARDEN
- VIEWS ACROSS FAREHAM CREEK

This charming property offers comfortable living in a convenient location near Fareham town center. Boasting a traditional design, the house features two bedrooms and delightful views of Fareham Creek from the first floor.

The ground floor presents a welcoming lounge, seamlessly connected to a modern, open-plan kitchen/dining area, recently refitted for contemporary living. Additionally, there's a convenient downstairs shower room, enhancing the functionality of the

home.

Upstairs, two cozy bedrooms are complemented by a 'Jack & Jill' style en-suite shower room, offering convenience and privacy.

Benefiting from double glazing and efficient gas central heating, the property ensures year-round comfort. Outside, a well-maintained garden with pedestrian side access can be found.

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE

Double glazed window to front elevation. Chimney breast with open fire with attractive fireplace surrounds. Coved and skimmed ceiling. Wooden flooring. Radiator. Stairs to first floor. Door to:

DINING ROOM

Double glazed stable door to garden. Understairs storage cupboard with power. Vertical radiator. Inset ceiling spotlights. Wooden flooring. Open plan to:

KITCHEN

Double glazed window to side elevation. Kitchen comprising one and a half bowl single drainer sink unit with cupboard under. Further range of wall and base level units with soft close doors and drawers with work surface over. Built-in four ring gas hob with electric 'Neff' oven under and stainless steel splash back and cooker hood over. Vertical radiator. Built-in and concealed fridge, freezer and dishwasher. Cupboard housing wall mounted boiler. Wooden flooring. Door to:

SHOWER ROOM

Double glazed window to side and rear elevation. Walk-in tiled shower cubicle with monsoon style shower head over. Wash hand basin. Low level WC. Bidet. Tiled flooring with electric underfloor heating. Tiled walls. Plumbing for washing machine and space for tumble dryer. Two heated chrome towel rails.

EN-SUITE

'Jack & Jill' style en-suite shared with bedroom two. Low level WC. Vanity unit with wash hand basin and storage beneath. Shower cubicle with wall mounted shower unit. Heated chrome towel rail.

GARDEN

The rear garden has a paved patio area adjacent to the property. The garden is fence enclosed.

LETTINGS INFORMATION

If you are considering buying this property as a buy to let investment, we would expect to achieve a figure in the region of £1,400PCM. This would provide a 5.79% gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 01329756500 or email fareham@bernardsea.co.uk.

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.

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.

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.

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

Fareham Borough Council. Tax Band B. Payable 2023/2024. £1,534.25.



Energy Efficiency Rating		
	Current	Potential
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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