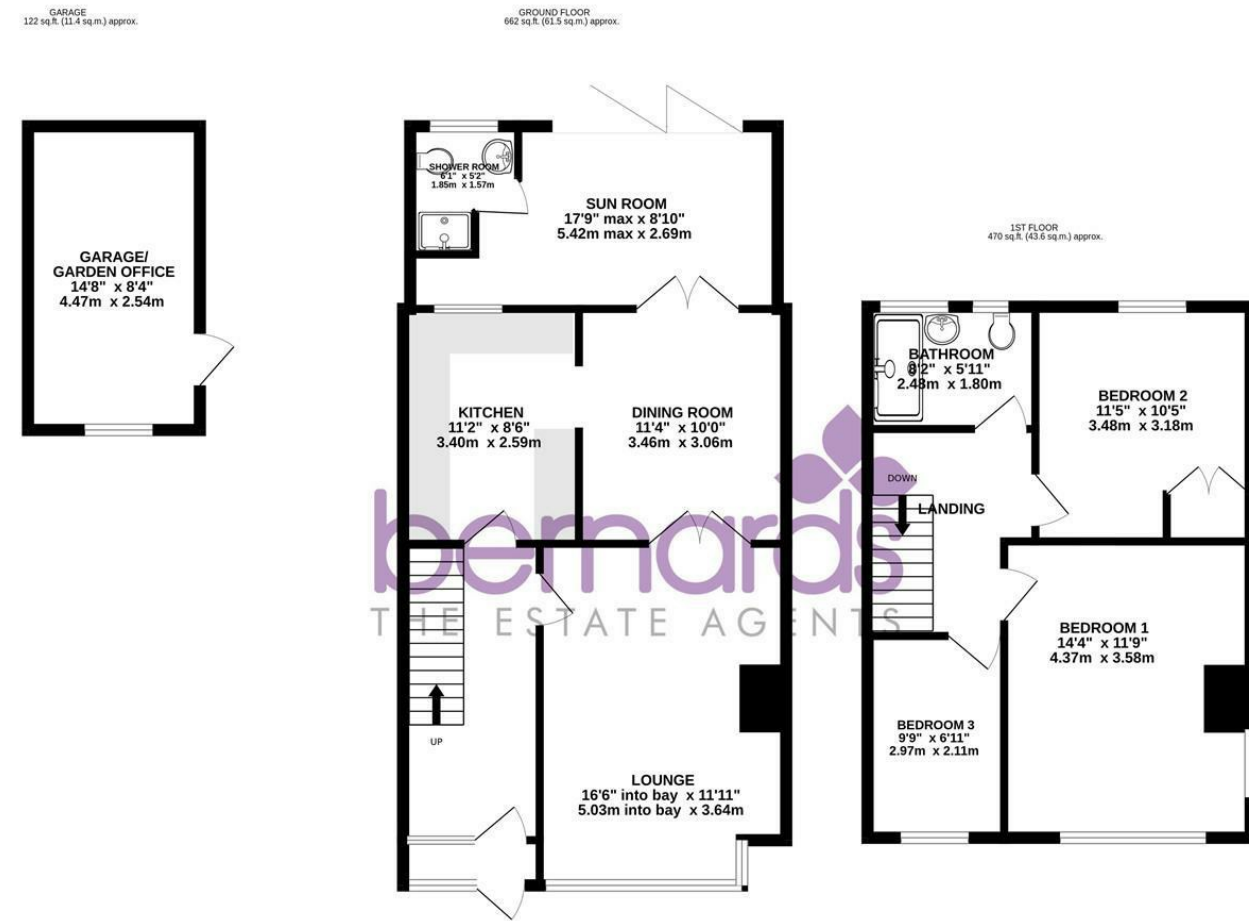


FOR SALE

Offers In Excess Of £350,000

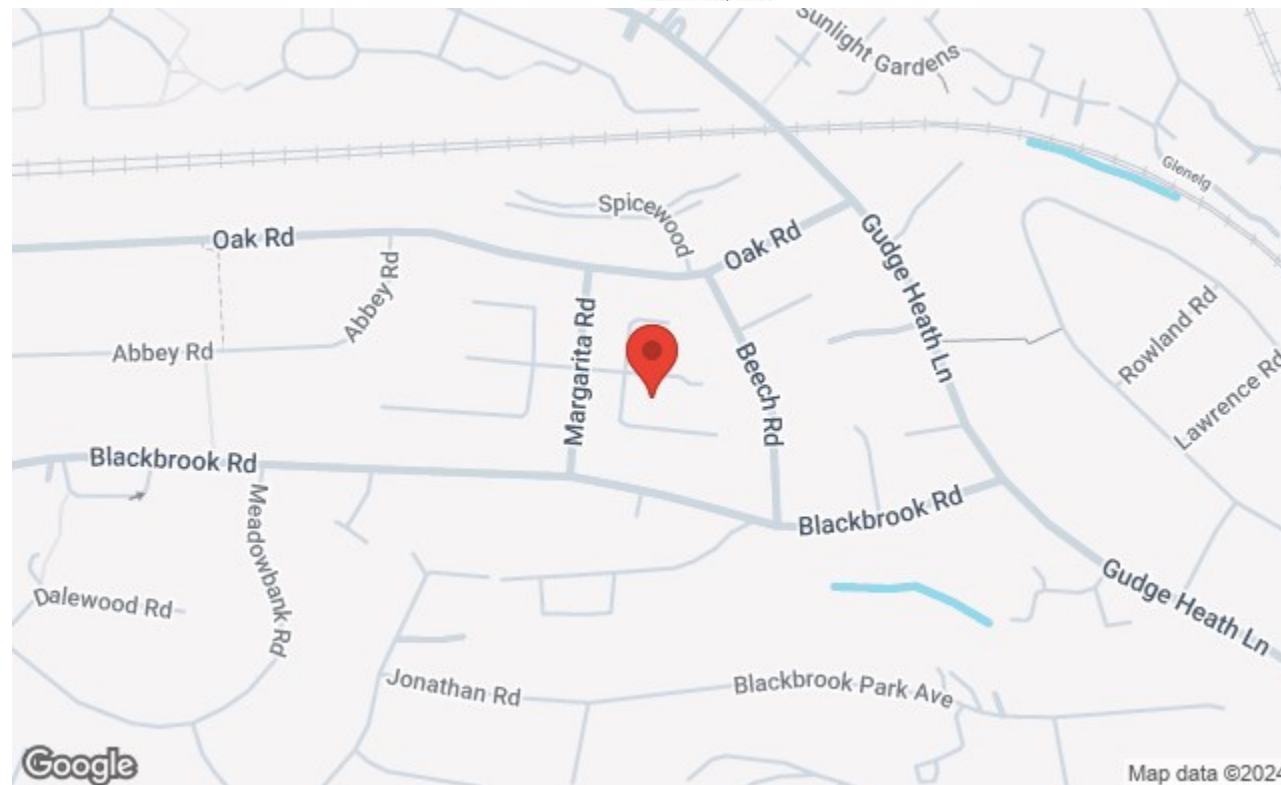
Marigold Close, Fareham PO15 5HF

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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



3 2 3

HIGHLIGHTS

- NO FORWARD CHAIN
EXTENDED SEMI DETACHED HOUSE
THREE BEDROOMS
GROUND FLOOR SHOWER ROOM
SUN ROOM WITH BI-FOLD DOORS
SOUTH FACING REAR GARDEN
BLOCK PAVED DRIVEWAY
GARAGE/GARDEN OFFICE
NEW MODERN FITTED KITCHEN
CUL-DE-SAC LOCATION

Nestled in the charming Marigold Close, Fareham, this delightful semi-detached house is a true gem waiting to be discovered. Boasting three reception rooms, three cosy bedrooms, and two shower rooms, this property offers ample space for comfortable living.

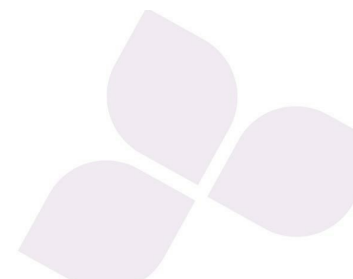
With a generous 1,254 sq ft of living area, this home provides a perfect blend of space and warmth. The modern fitted kitchen is a chef's dream, ideal for creating culinary delights for family and friends. The sunroom, featuring stunning bi-fold doors, floods the space with natural light, creating a serene spot to relax and unwind.

Parking is a breeze with space for two vehicles, ensuring convenience for you and your guests. The added bonus of a garage/garden office provides versatility for those seeking a home office or extra storage space.

Situated in a peaceful cul-de-sac location, this property offers a tranquil retreat from the hustle and bustle of everyday life. And with NO FORWARD CHAIN, the path to making this house your home is smooth and hassle-free.

Don't miss out on the opportunity to own this charming property in Fareham. Book a viewing today and step into your future home!

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



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



PROPERTY INFORMATION

LOUNGE
16'6" * 11'11" (5.03 * 3.64)

KITCHEN
11'1" * 8'5" (3.40 * 2.59)

DINING ROOM
11'4" * 10'0" (3.46 * 3.06)

SUN ROOM
17'9" * 8'9" (5.42 * 2.69)

SHOWER ROOM
6'0" * 5'5" (1.85 * 1.67)

BEDROOM ONE
14'2" * 11'8" (4.34 * 3.58)

BEDROOM TWO
11'5" * 10'5" (3.48 * 3.18)

BEDROOM THREE
9'8" * 6'11" (2.97 * 2.11)

BATHROOM
8'1" * 5'10" (2.48 * 1.80)

GARAGE/GARDEN OFFICE
14'7" * 8'3" (4.47 * 2.54)

COUNCIL TAX BAND C

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

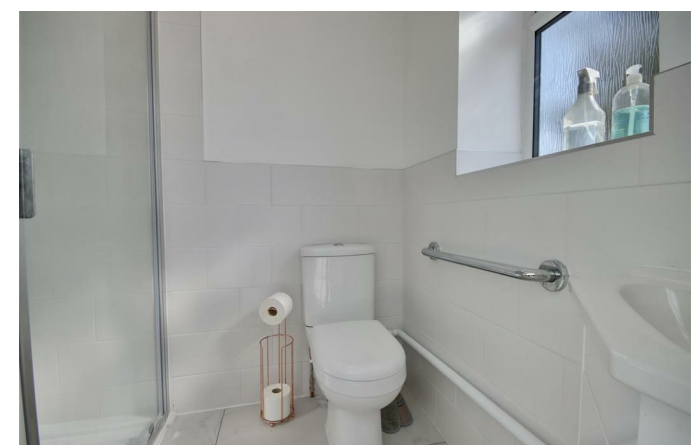
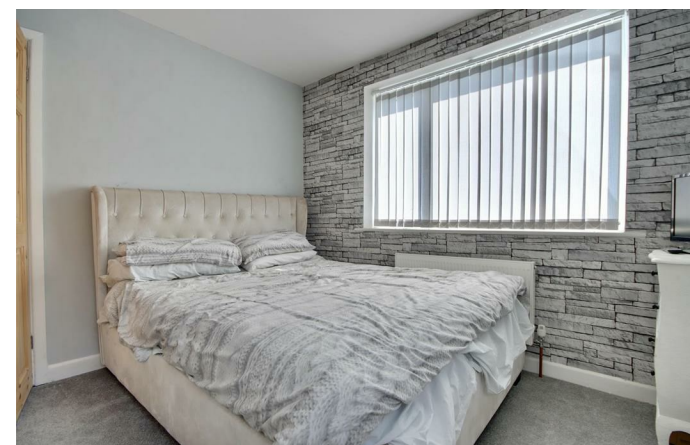
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
70	
EU Directive 2002/91/EC England & Wales	



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