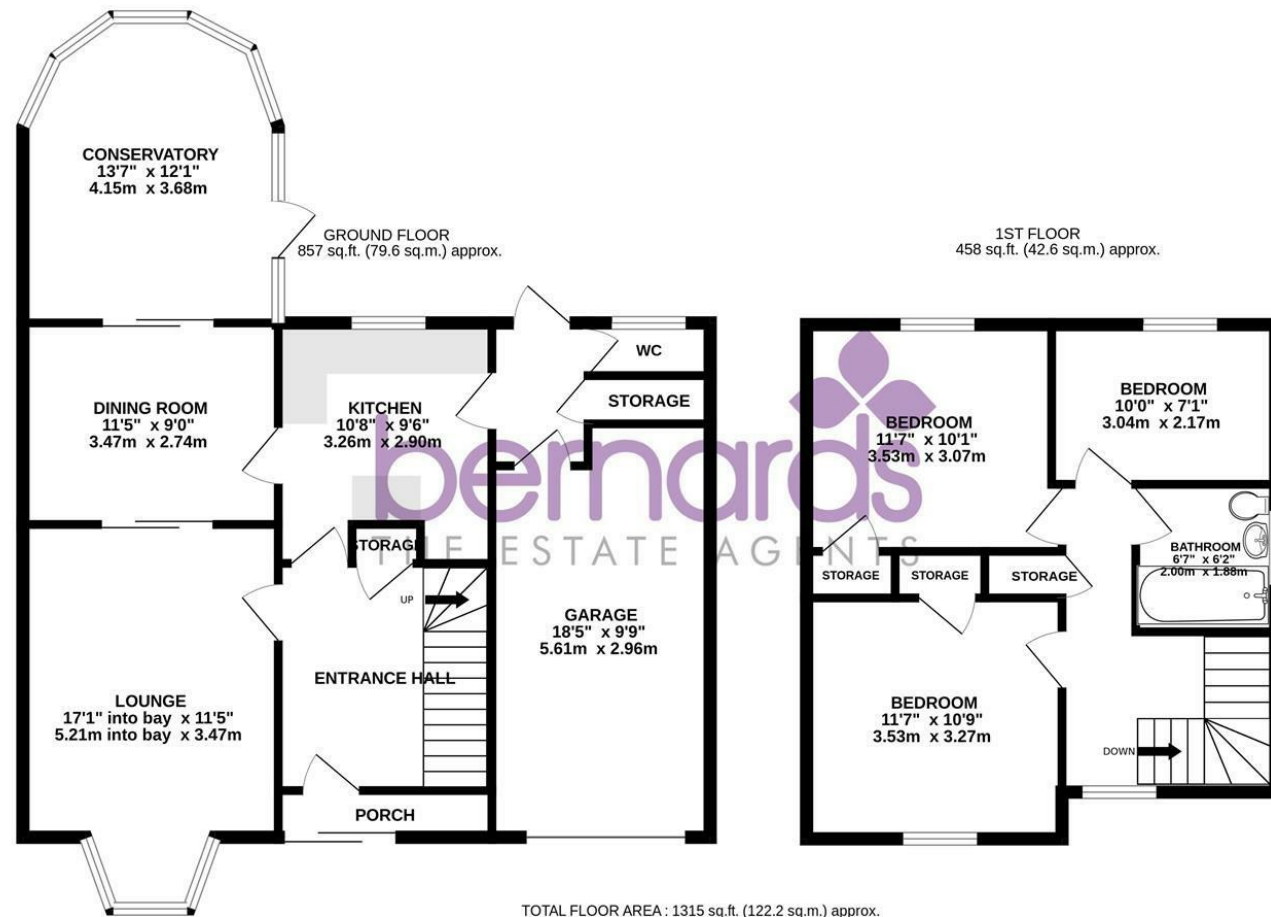


FOR SALE

Guide Price £425,000

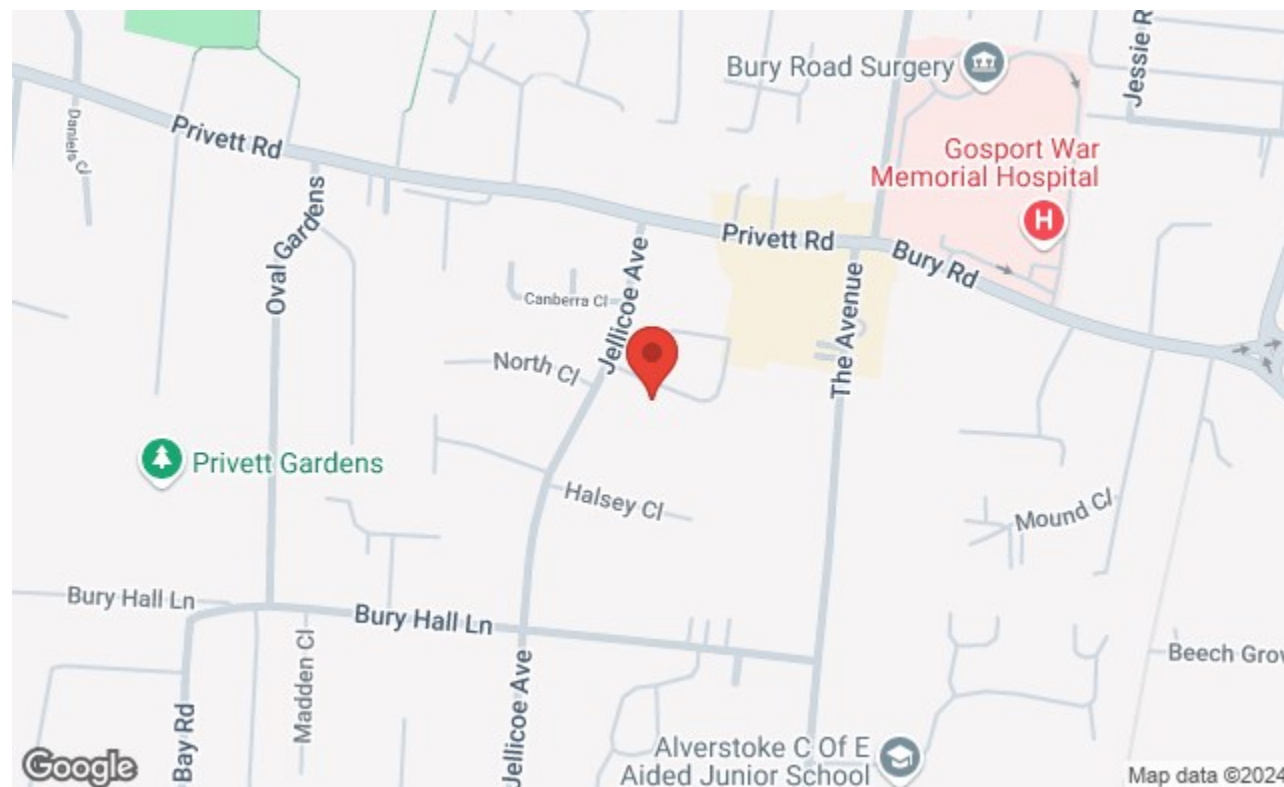
Kingsmill Close, Alverstoke PO12 2PG

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1315 sq.ft. (122.2 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.
Made with Metropix ©2024



3 1 2

HIGHLIGHTS

- ❖ INTERNAL LIVING SPACE OF OVER 1315SQFT
- ❖ NO ONWARD CHAIN
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ LARGE REAR GARDEN
- ❖ THREE BEDROOMS
- ❖ SCOPE FOR MODERNISATION
- ❖ DRIVEWAY AND GARAGE
- ❖ DOWNSTAIRS W/C
- ❖ IMPRESSIVE FAMILY HOME
- ❖ A MUST VIEW TO APPRECIATE THE SPACE ON OFFER

This spacious three-bedroom semi-detached house, offers an impressive 1300 sqft of living space. Situated in a highly sought-after cul-de-sac, this property is perfect for family living, with the added benefit of being within walking distance to excellent schools.

The house features a private driveway and garage, providing ample parking and storage options. Inside, the property presents a fantastic opportunity for modernisation throughout, with generously sized rooms offering endless potential.

On the ground floor, you'll find a bright and welcoming living room at the front of the house, complete with a charming bay window and feature fireplace. The centrally located dining room offers a versatile space for entertaining, while the adjoining conservatory overlooks the garden, creating a perfect spot to relax. The

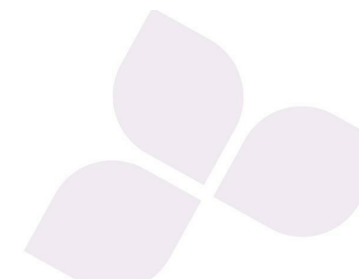
kitchen, positioned adjacent to the dining room, could be opened up to create a spacious, open-plan family area. There is also a convenient downstairs W/C and plenty of storage.

Upstairs, there are three well-proportioned bedrooms, each equipped with a range of fitted wardrobes, providing ample storage solutions. The family bathroom completes this floor.

The large rear garden is mainly laid to lawn, with mature shrubs offering privacy and a lovely green outlook, ideal for family activities and summer gatherings.

This property is brimming with potential and is a rare find in such a desirable location. It is a blank canvas, ready for a family to make it their own. Early viewing is highly recommended to fully appreciate the scope and opportunities this home offers.

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



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



PROPERTY INFORMATION

LOUNGE
17'1" x 11'4" (5.21 x 3.47)

DINING ROOM
11'4" x 8'11" (3.47 x 2.74)

KITCHEN
10'8" x 9'6" (3.26 x 2.90)

CONSERVATORY
13'7" x 12'0" (4.15 x 3.68)

BEDROOM ONE
11'6" x 10'8" (3.53 x 3.27)

BEDROOM TWO
11'6" x 10'0" (3.53 x 3.07)

BEDROOM THREE
9'11" x 7'1" (3.04 x 2.17)

BATHROOM
6'6" x 6'2" (2.00 x 1.88)

GARAGE
18'4" x 9'8" (5.61 x 2.96)

EPC - AWAITING NEW EPC TO BE CARRIED OUT

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

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.

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.

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.



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			
England & Wales		EU Directive 2002/91/EC	



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

