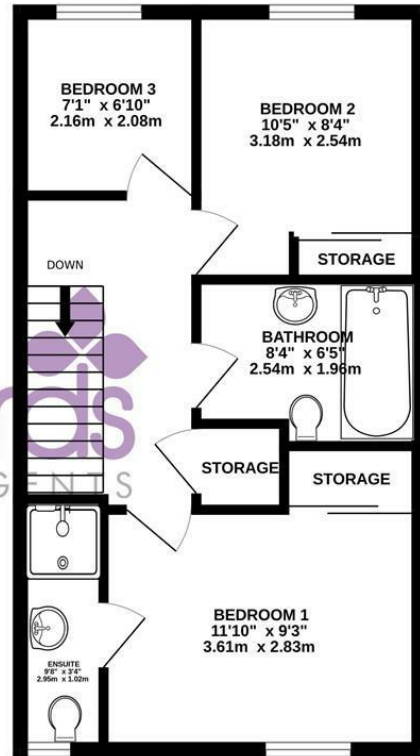
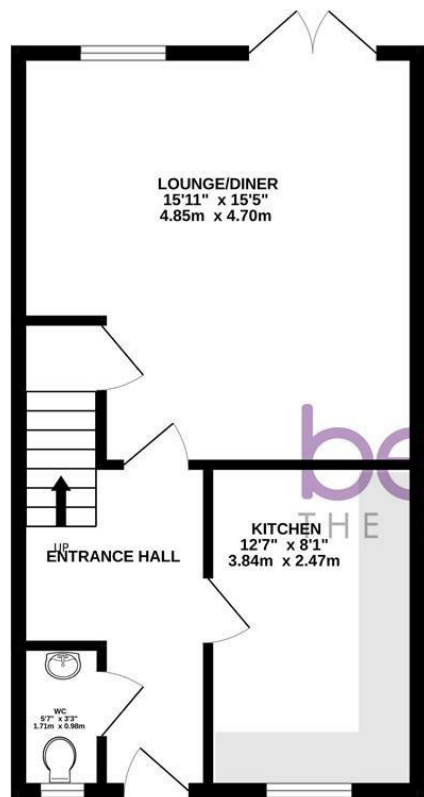


GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

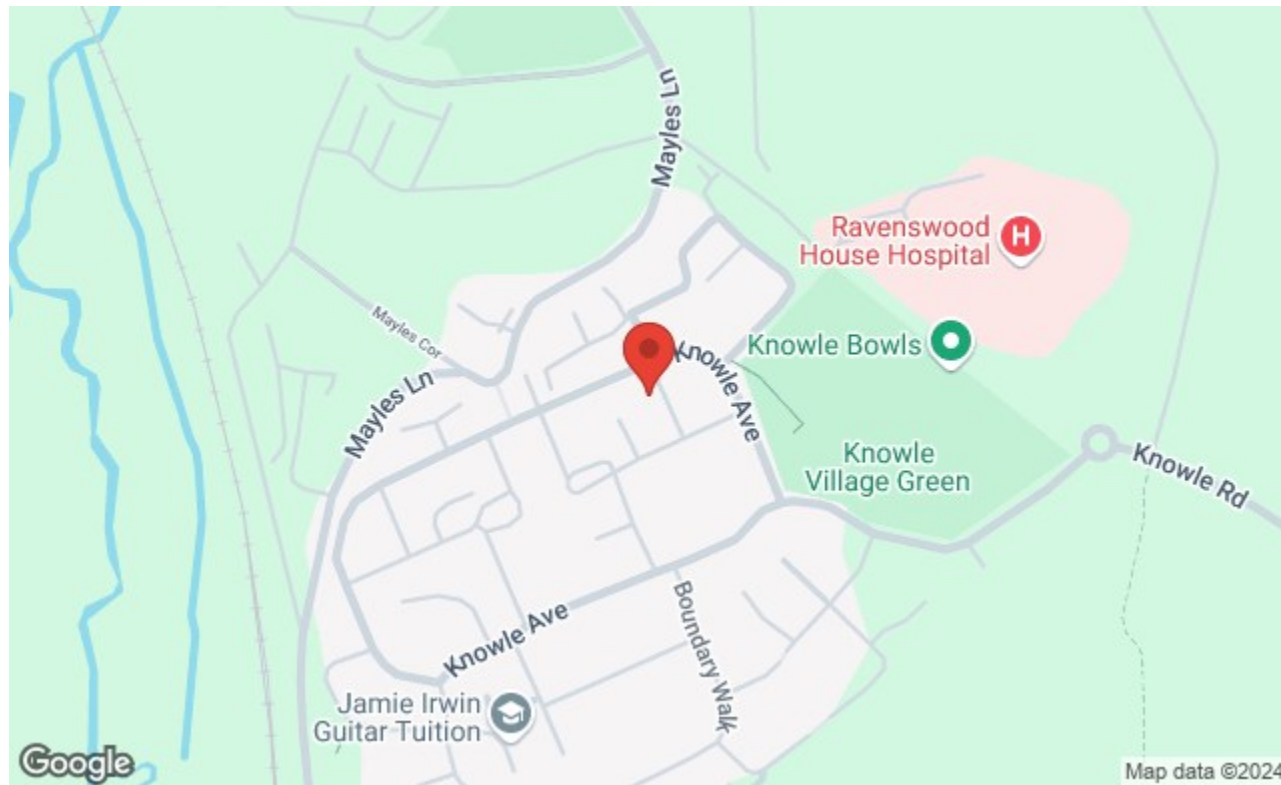
1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



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TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500



FOR SALE

Asking Price £300,000

Pipistrelle Walk, Fareham PO17 5BF

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3 bedrooms, 2 bathrooms, 1 living space

HIGHLIGHTS

- ❖ THREE BEDROOM HOME
- ❖ ALLOCATED PARKING
- ❖ LOUNGE/DINER LIVING SPACE
- ❖ POPULAR KNOWLE VILLAGE LOCATION
- ❖ ENSUITE TO BEDROOM ONE
- ❖ DOWNSTAIRS W/C
- ❖ IDEAL FIRST TIME BUYER HOUSE
- ❖ PRIVATE REAR GARDEN
- ❖ PRICED TO SELL
- A MUST VIEW

Situated in the sought-after Knowle Village, this delightful three-bedroom mid-terraced house is perfect for families or first-time buyers. The property benefits from allocated parking at the rear, providing convenient access.

At the front of the house, you'll find a fully fitted kitchen, ideal for a budding chef, with everything you need to create culinary delights. To the rear, the spacious lounge-diner offers a cosy yet social setting, with direct access to the private garden—perfect for relaxing or entertaining. A handy downstairs W/C adds to the convenience.

Upstairs, there are three generous bedrooms, including two doubles and a single. The master bedroom features fitted wardrobes and a modern ensuite shower room. The remaining two bedrooms share the well-appointed family bathroom.

Outside, the garden is private and mainly laid to lawn, with mature borders adding character and greenery to the space.

This well-presented home offers a perfect blend of comfort and practicality in a peaceful village setting.

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PROPERTY INFORMATION

LOUNGE / DINER
15'10" x 15'5" (4.85 x 4.70)

KITCHEN
12'7" x 8'1" (3.84 x 2.47)

W/C
5'7" x 3'1" (1.71 x 0.96)

BEDROOM ONE
11'10" x 9'3" (3.61 x 2.83)

ENSUITE
9'8" x 3'4" (2.95 x 1.02)

BEDROOM TWO
10'5" x 8'3" (3.18 x 2.54)

BEDROOM THREE
7'1" x 6'9" (2.16 x 2.08)

BATHROOM
8'3" x 6'5" (2.54 x 1.98)

EPC RATING - C

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			89
(81-91) B		77	
(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	

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