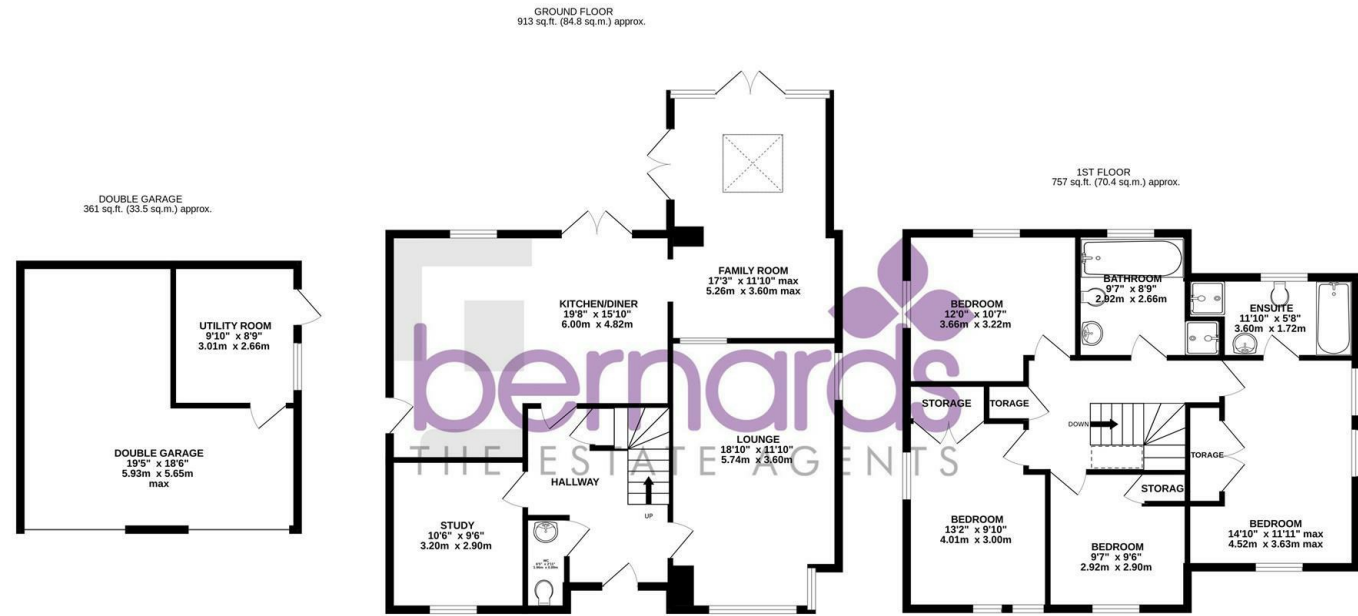




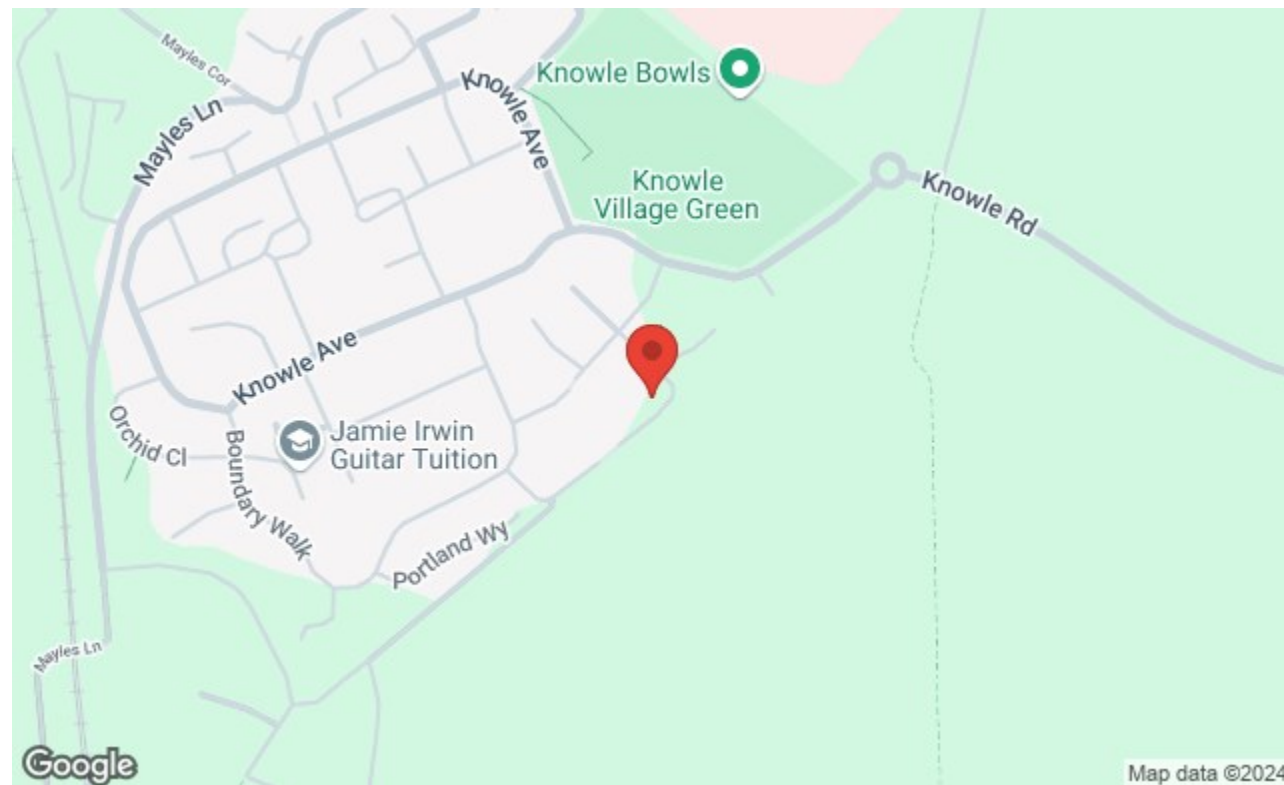
Offers In Excess Of £625,000

Charity View, Fareham PO17 5NG



TOTAL FLOOR AREA : 2031 sq.ft. (188.7 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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4 bedrooms, 2 bathrooms, 2 reception rooms

HIGHLIGHTS

- LARGE EXTENDED DETACHED HOUSE
- KITCHEN/DINER
- LOUNGE AND FAMILY ROOM
- ENSUITE TO BEDROOM ONE
- DOUBLE GARAGE WITH UTILITY ROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- KNOWLE VILLAGE LOCATION
- SITUATED IN A CUL-DE-SAC
- STUDY
- STUNNINGLY PRESENTED

Welcome to Charity View, a stunning detached house located in the picturesque Knowle Village in Fareham. This property boasts 2 reception rooms, 4 spacious bedrooms, and 2 modern bathrooms spread across a generous 2,031 sq ft of living space.

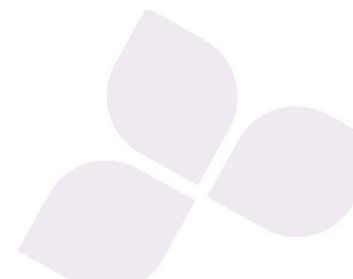
One of the standout features of this property is the double garage with a utility room, providing ample space for storage and convenience. The house has been thoughtfully extended, offering even more room for you and your family to enjoy. The garden is a great space to entertain, with mature shrubbery and a good size lawn you

can really enjoy those warm summer days.

Parking will never be an issue with space for 5 vehicles, making hosting guests or having multiple cars a breeze. The property is presented beautifully, showcasing a blend of style and comfort that is sure to impress.

Located in the charming Knowle Village, this home offers a peaceful retreat from the hustle and bustle of city life while still being conveniently close to local amenities. Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm of Charity View for yourself.

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



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



PROPERTY INFORMATION

LOUNGE
18'9" * 11'9" (5.74 * 3.60)

STUDY
10'5" * 9'6" (3.20 * 2.90)

KITCHEN/DINER
19'8" * 15'9" (6.00 * 4.82)

FAMILY ROOM
17'3" * 11'9" (5.26 * 3.60)

UTILITY ROOM
9'10" * 8'4" (3.01 * 2.56)

DOUBLE GARAGE
19'5" * 18'6" (5.93 * 5.65)

BEDROOM ONE
14'9" * 11'10" (4.52 * 3.63)

ENSUITE
11'9" * 5'7" (3.60 * 1.72)

BEDROOM TWO
13'1" * 9'10" (4.01 * 3.00)

BEDROOM THREE
12'0" * 10'6" (3.66 * 3.22)

BEDROOM FOUR
9'6" * 9'6" (2.92 * 2.90)

FAMILY BATHROOM
9'6" * 8'8" (2.92 * 2.66)

COUNCIL TAX BAND F

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

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			81
(81-91) B			
(69-80) C		68	
(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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