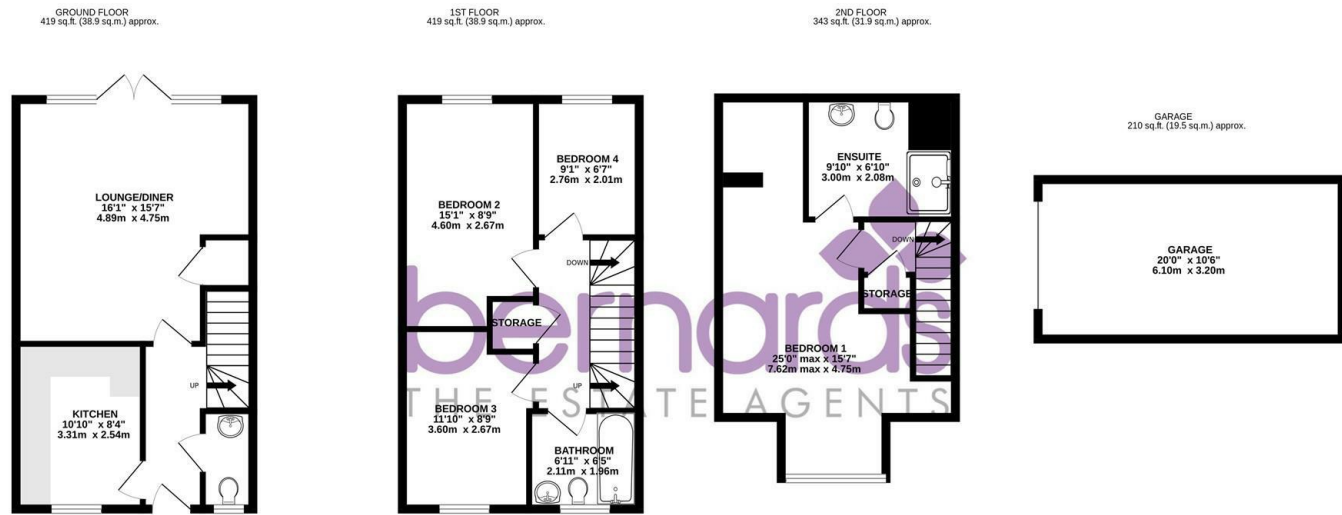


FOR SALE

Asking Price £370,000

Bluebell Way, Fareham PO15 7PZ

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1391 sq.ft. (129.3 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



4 bedrooms, 2 bathrooms, 1 living area

HIGHLIGHTS

- ❖ LARGE FOUR BEDROOM HOUSE
- ❖ GOOD PRIMARY SCHOOL CATCHMENT
- ❖ ENSUITE AND FAMILY BATHROOM
- ❖ GARAGE AND PARKING
- ❖ WALLED REAR GARDEN
- ❖ STILL WITHIN BUILDERS WARRENTY
- ❖ CLOSE TO WHITELEY SHOPPING VILLAGE
- ❖ GOOD COUNTRYSIDE WALKS ON YOUR DOORSTEP
- ❖ VERY GENEROUS BEDROOM SIZES
- ❖ WELL MAINTAINED

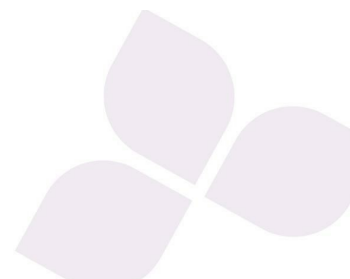
This beautifully presented four-bedroom townhouse, built by Crest Nicholson in 2021, offers modern living at its finest. Spanning over 1300 sq. ft. across three floors, the property is thoughtfully designed with spacious, light-filled interiors and high-quality finishes throughout. Located on Bluebell Way, it's perfectly positioned for family living, just moments from Whiteley Shopping Centre, Meadowside park and leisure facilities, and within walking distance of Cornerstone Primary School.

The welcoming entrance hall, with attractive wood-effect flooring, leads to a modern kitchen, featuring sleek high-gloss units and integrated appliances, including an oven, hob, fridge/freezer, dishwasher, and washing machine. The spacious lounge/dining room opens onto a landscaped rear garden, complete with a paved patio, lawn, and decked sun terrace —ideal for outdoor entertaining.

The first floor houses three well-proportioned bedrooms and a contemporary family bathroom. The top floor is dedicated to the impressive 17'9" main bedroom, complete with a walk-in dressing area, a large bay window, and a stylish en-suite shower room, boasting a sleek white suite and low-profile double shower.

Additional benefits include a downstairs cloakroom, under-stair storage, a garage with power, and driveway parking. With excellent transport links to the M27, A27, and Swanwick train station, this stunning townhouse is perfect for those seeking modern family living in an ideal location. Plus, there's no onward chain for a smooth, stress-free move.

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



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



PROPERTY INFORMATION

LOUNGE/DINER
16'0" x 15'7" (4.89 x 4.75)

KITCHEN
10'10" x 8'3" (3.31 x 2.54)

BEDROOM ONE
24'11" x 15'7" (7.62 x 4.75)

ENSUITE
9'10" x 6'9" (3.00 x 2.08)

BEDROOM TWO
15'1" x 8'9" (4.60 x 2.67)

BEDROOM THREE
11'9" x 8'9" (3.60 x 2.67)

BEDROOM FOUR
9'0" x 6'7" (2.76 x 2.01)

BATHROOM
6'11" x 6'5" (2.11 x 1.96)

EPC - B

COUNCIL TAX BAND - E

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	90
(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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