

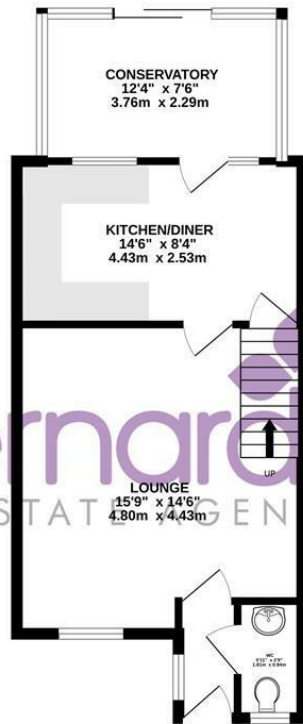
FOR SALE

Guide Price £330,000

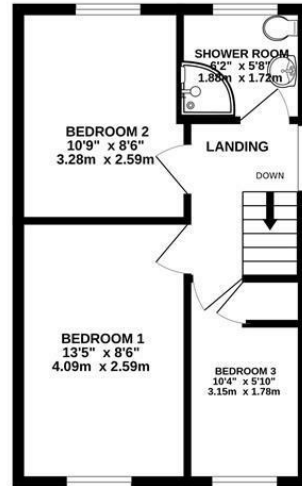
Rattigan Gardens, Whiteley PO15 7EA

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GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.

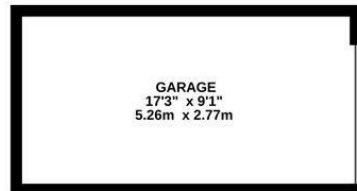


1ST FLOOR
349 sq.ft. (32.5 sq.m.) approx.



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GARAGE
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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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HIGHLIGHTS

- NO FORWARD CHAIN
- LINK-DETACHED HOUSE
- THREE BEDROOMS
- SHOWER ROOM AND CLOAKROOM
- CONSERVATORY
- KITCHEN/DINER
- DETACHED GARAGE WITH PARKING
- WALKING DISTANCE TO LOCAL AMENITIES
- IDEA FOR FIRST TIME BUYERS
- A MUST VIEW

Nestled in the charming Rattigan Gardens of Whiteley, this delightful link-detached house is a true gem, this property boasts a cosy reception room, three inviting bedrooms, and a well-appointed shower room, offering a comfortable living space for you and your loved ones.

One of the standout features of this lovely home is the conservatory, providing a tranquil spot to relax and unwind while enjoying the beauty of the outdoors. With a generous 957 sq ft of space, there is plenty of room to make this house your own.

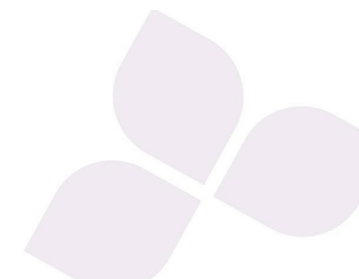
Convenience is key with parking available for two vehicles, ensuring you never have to worry about finding a spot. The inclusion of a range cooker adds a touch of luxury to

the kitchen, perfect for whipping up delicious meals for family and friends.

Situated within walking distance to local amenities, this property offers the perfect blend of suburban tranquillity and urban convenience. Whether you're a first-time buyer looking to step onto the property ladder or seeking a new place to call home, this house is ideal for those looking for a fresh start.

With no forward chain, the path to making this house your own is clear and hassle-free. Don't miss out on the opportunity to own this charming home in a sought-after location.

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



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



PROPERTY INFORMATION

LOUNGE
15'8" * 14'6" (4.80 * 4.43)

KITCHEN/DINER
14'6" * 8'3" (4.43 * 2.53)

CONSERVATORY
12'4" * 7'6" (3.76 * 2.29)

BEDROOM ONE
13'5" * 8'5" (4.09 * 2.59)

BEDROOM TWO
10'9" * 8'5" (3.28 * 2.59)

BEDROOM THREE
10'4" * 5'10" (3.15 * 1.78)

SHOWER ROOM
6'2" * 5'7" (1.88 * 1.72)

GARAGE
17'3" * 9'1" (5.26 * 2.77)

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

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.

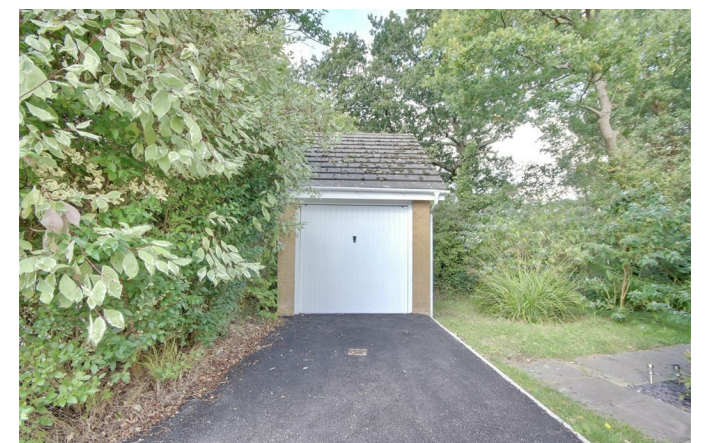
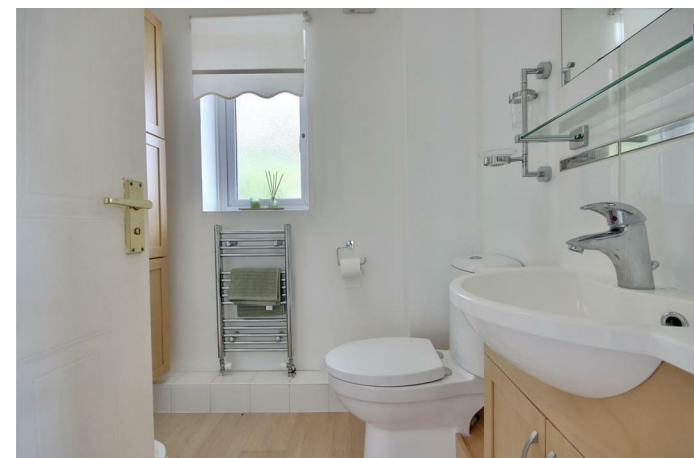
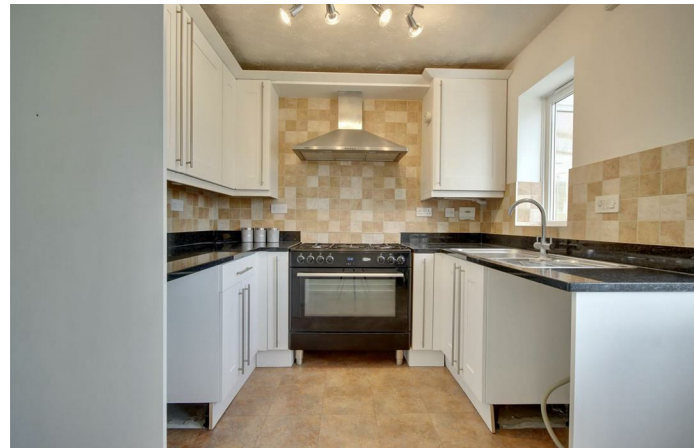
If you're looking for advice on

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	83
(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



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