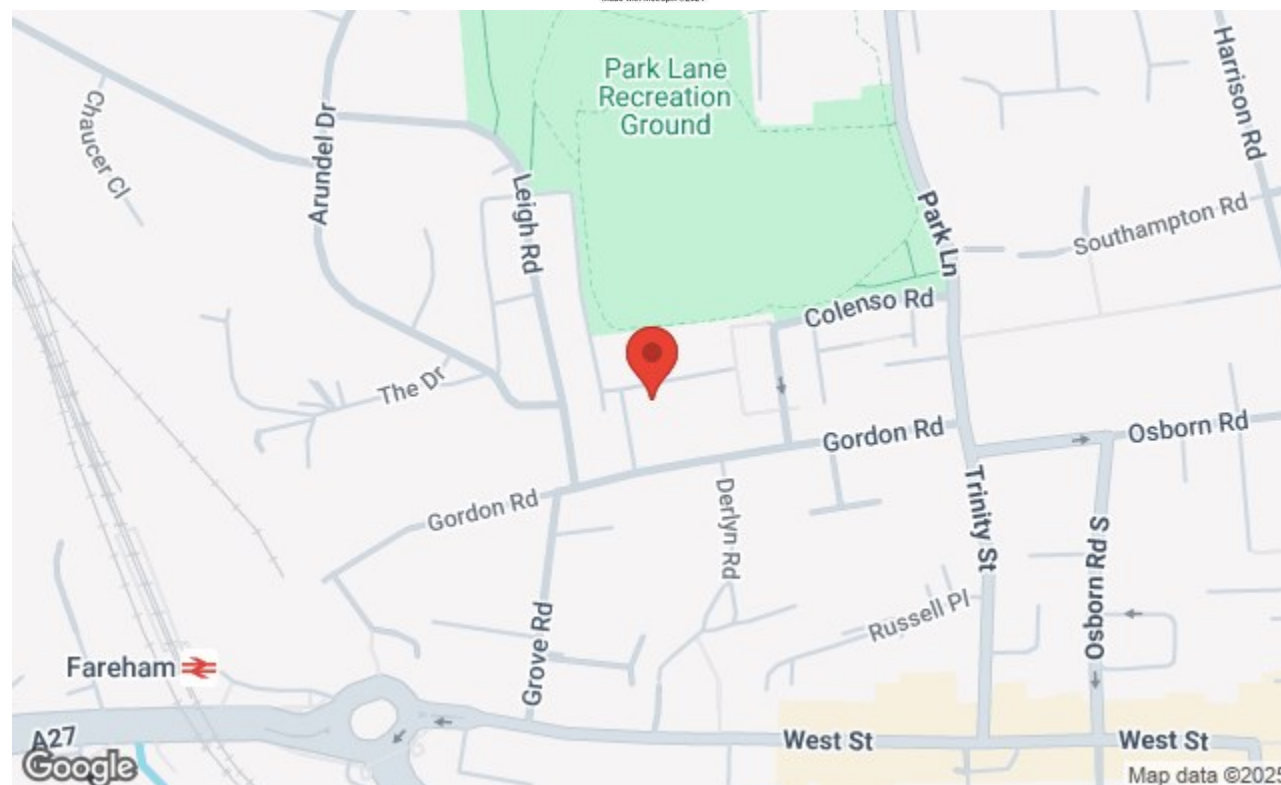


TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.

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

Guide Price £260,000

New Road, Fareham PO16 7SR

bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ END OF TERRACE HOUSE
- ❖ TWO BEDROOMS
- ❖ LIVING ROOM
- ❖ DINING ROOM
- ❖ KITCHEN
- ❖ UTILITY ROOM WITH WC
- ❖ ENUSITE BATHROOM
- ❖ SOUTH FACING GARDEN
- ❖ FAREHAM TOWN CENTER LOCATION

Nestled in the heart of town, this charming two bedroom end of terraced house is an ideal opportunity for first-time buyers. Exceptionally well-maintained and brimming with character features, this delightful home offers a convenient lifestyle just a short walk from Fareham town centre and the leisure centre.

As you step through the newly installed front door, you are greeted by an inviting lounge/diner where the reconfigured staircase enhances the open-plan layout, creating an airy, light-filled atmosphere. The kitchen, located at the rear, connects seamlessly with the other living areas

the property has the added benefit of a utility room which doubles up a convenient W.C.

Upstairs, you will find two generous bedrooms. The master bedroom, located at the back of the house has the ensuite shower room.

Outside, a small courtyard at the front is enclosed by a walled boundary with gated access to the front door. A side alley leads to the rear, where a south-facing garden awaits, featuring a well-maintained lawn, flower and shrub borders, and a garden shed. The property also benefits from a right of way access for neighboring homes.

Call today to arrange a viewing

01329756500

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# PROPERTY INFORMATION

**COUNCIL TAX**  
Fareham Borough Council.  
Tax Band B. Payable  
2024/2025. £1,604.87

**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.

**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.

**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.

**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!

**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 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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