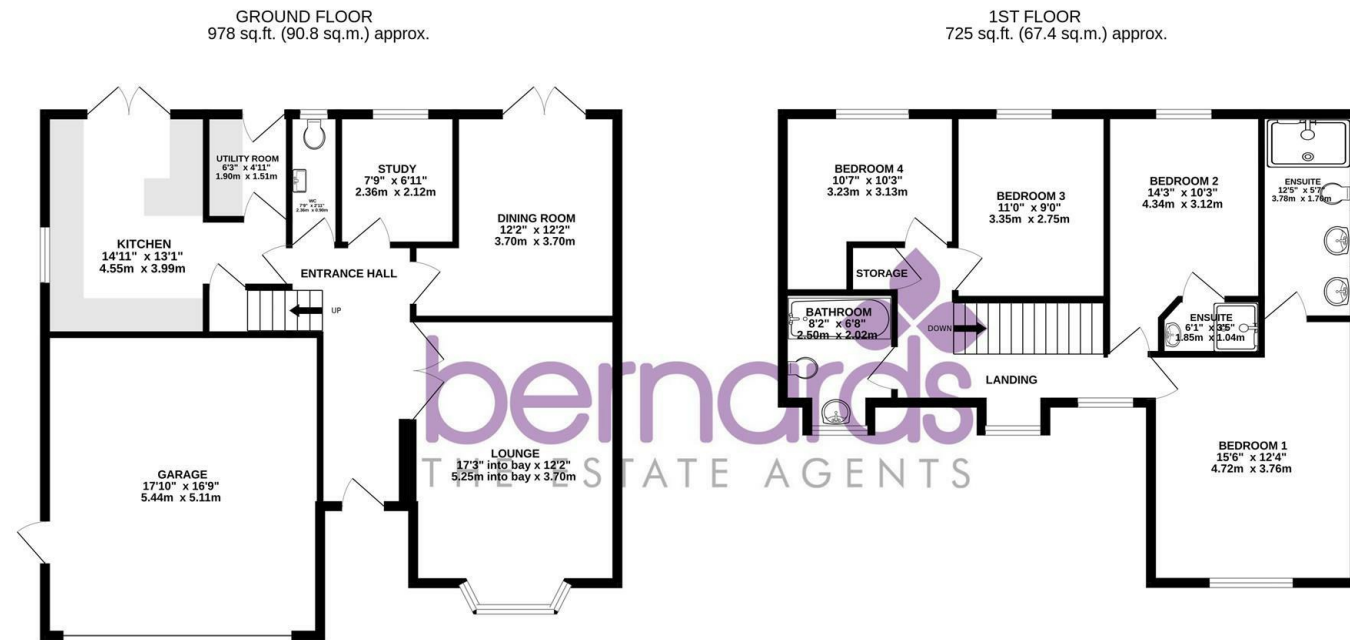




Guide Price £650,000

William Price Gardens, Fareham PO16 7YH

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THE ESTATE AGENTS



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 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

- ❖ Fabulous Family Home
- ❖ Harrison Primary and Cams Hill Catchment
- ❖ Double Garage
- ❖ Central Fareham Location
- ❖ Four Double Bedrooms
- ❖ Two Ensuites
- ❖ Landscaped Rear Garden
- ❖ Large Sitting Room
- ❖ Beautifully Presented Throughout
- A Must View

This stunning four-bedroom detached house is nestled in the heart of Fareham town, in one of the most sought-after roads. Boasting an exceptional location, this property offers convenience and comfort for families seeking a prime residential setting.

As you approach, you are greeted by a driveway accommodating two cars along with a double garage, providing ample parking space. Upon entering through the front door, you are welcomed into a spacious hallway that leads to all the living areas.

The ground floor comprises a generously sized sitting room adorned with a feature fireplace and bay window, creating a cozy ambiance. Adjacent to the sitting room is a separate dining room, perfect for entertaining guests, with French doors opening out to the well-maintained garden. Additionally, there is an office space ideal for those working from home, a convenient downstairs toilet, and a utility room for added practicality. The heart of the home lies in the beautifully designed kitchen, complete with modern

appliances, a breakfast bar, and French doors leading to the rear garden, making it the perfect spot for family gatherings and everyday meals.

Upstairs, the property boasts four double bedrooms, each offering ample space and a range of storage options. The second bedroom benefits from its own ensuite bathroom, while the expansive master suite features fitted wardrobes and a luxurious ensuite shower room with his and hers sinks, providing a serene retreat.

Outside, the westerly facing rear garden is meticulously landscaped, offering multiple seating areas for outdoor relaxation and al fresco dining, perfect for enjoying sunny afternoons and tranquil evenings.

Conveniently situated within walking distance to Harrison Primary School and Cams Hill Secondary School, this property offers an excellent opportunity for families seeking quality education for their children. Moreover, its proximity to the leisure center, shops, and train station ensures easy access to amenities.



79 High Street, Fareham, Hampshire, PO16 7AX
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PROPERTY INFORMATION

LOUNGE
17'2" x 12'1" (5.25 x 3.70)

DINNING ROOM
12'1" x 12'1" (3.70 x 3.70)

KITCHEN
14'11" x 13'1" (4.55 x 3.99)

STUDY
7'8" x 6'11" (2.36 x 2.12)

UTILITY ROOM
6'2" x 4'11" (1.90 x 1.51)

BEDROOM ONE
15'5" x 12'4" (4.72 x 3.76)

ENSUITE ONE
12'4" x 5'6" (3.78 x 1.70)

BEDROOM TWO
14'2" x 10'2" (4.34 x 3.12)

ENSUITE TWO
6'0" x 3'4" (1.85 x 1.04)

BEDROOM THREE
10'11" x 9'0" (3.35 x 2.75)

BEDROOM FOUR
10'7" x 10'3" (3.23 x 3.13)

BATHROOM
8'2" x 6'7" (2.50 x 2.02)

DOUBLE GARAGE
17'10" x 16'9" (5.44 x 5.11)

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!

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.

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.

BERNARDS MORTGAGE AND PROTECTION
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

LETTINGS INFORMATION
If you are considering buying this property as a buy to let investment, we would expect to achieve a figure in the region of £2,500PCM. This would provide a 4.62% gross return based on the current asking price. If you would like any further information about our residential lettings advice, please call us on 01329756500 or email fareham@bernardsea.co.uk.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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