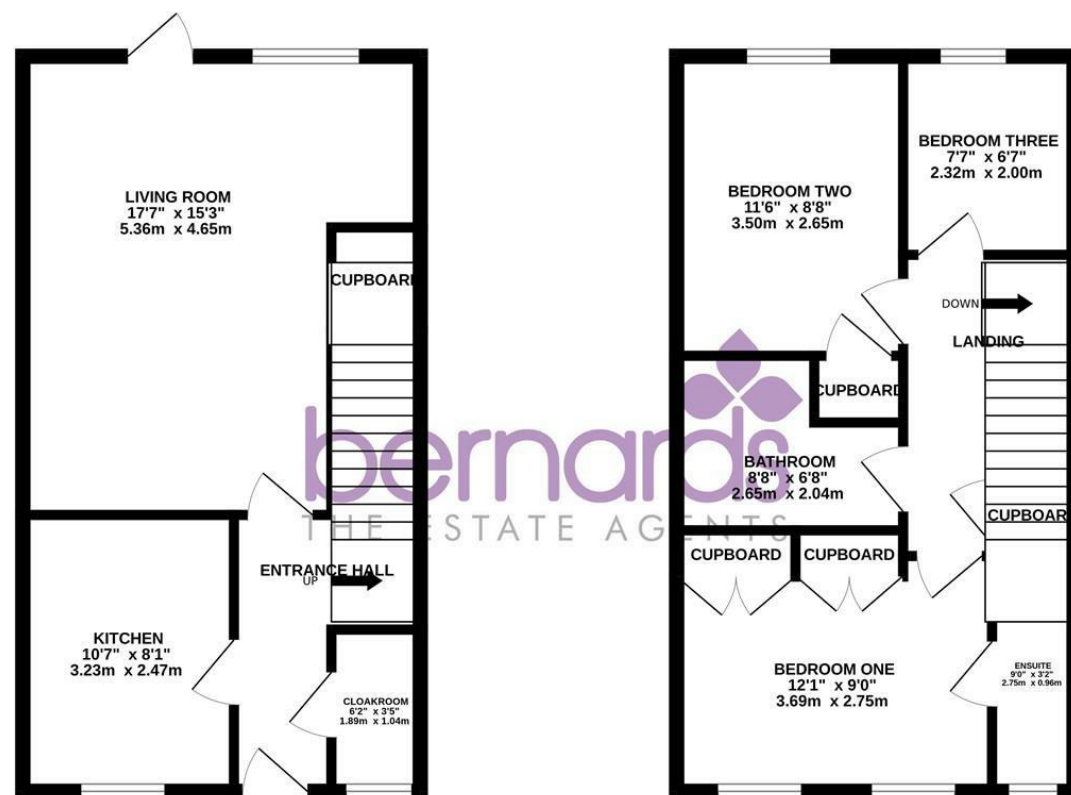


GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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

Asking Price £294,950

Knowle Avenue, Knowle PO17 5LG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ TWO PARKING SPACES
- ❖ THREE BEDROOMS
- ❖ LOUNGE/DINER
- ❖ END OF TERRACE
- ❖ FREEHOLD
- ❖ FITTED WARDROBES
- ❖ ENSUITE TO THE MASTER BEDROOM
- ❖ PRIVATE REAR GARDEN
- KNOWLE VILLAGE LOCATION

Discover this charming three-bedroom end-of-terrace home, tucked away in the tranquil neighborhood of Knowle, Fareham. As you enter, you'll find a thoughtfully designed kitchen. A convenient downstairs cloakroom.

The spacious sitting and dining area, forms the heart of the home. Upstairs, three generously sized bedrooms await. The principal bedroom includes a private ensuite, while two additional bedrooms share a well-appointed family bathroom.

Outside, the garden combines patio and lawn spaces.

With two dedicated parking spaces, this property ensures easy access and convenience for residents.

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



PROPERTY INFORMATION

LIVING ROOM
17'7" x 15'3" (5.36 x 4.65)

KITCHEN
10'7" x 8'1" (3.23 x 2.47)

BEDROOM ONE
12'1" x 9'0" (3.69 x 2.75)

ENSUITE
9'0" x 3'2" (2.75 x 0.98)

BEDROOM TWO
11'5" x 8'8" (3.50 x 2.65)

BEDROOM THREE
7'7" x 6'6" (2.32 x 2.00)

BATHROOM
8'8" x 6'8" (2.65 x 2.04)

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 £1,600PCM. This would provide a 6.51% gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 01329756500 or email fareham@bernardsea.co.uk.

EPC - C

COUNCIL TAX BAND - D

SERVICE CHARGE - TBC

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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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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