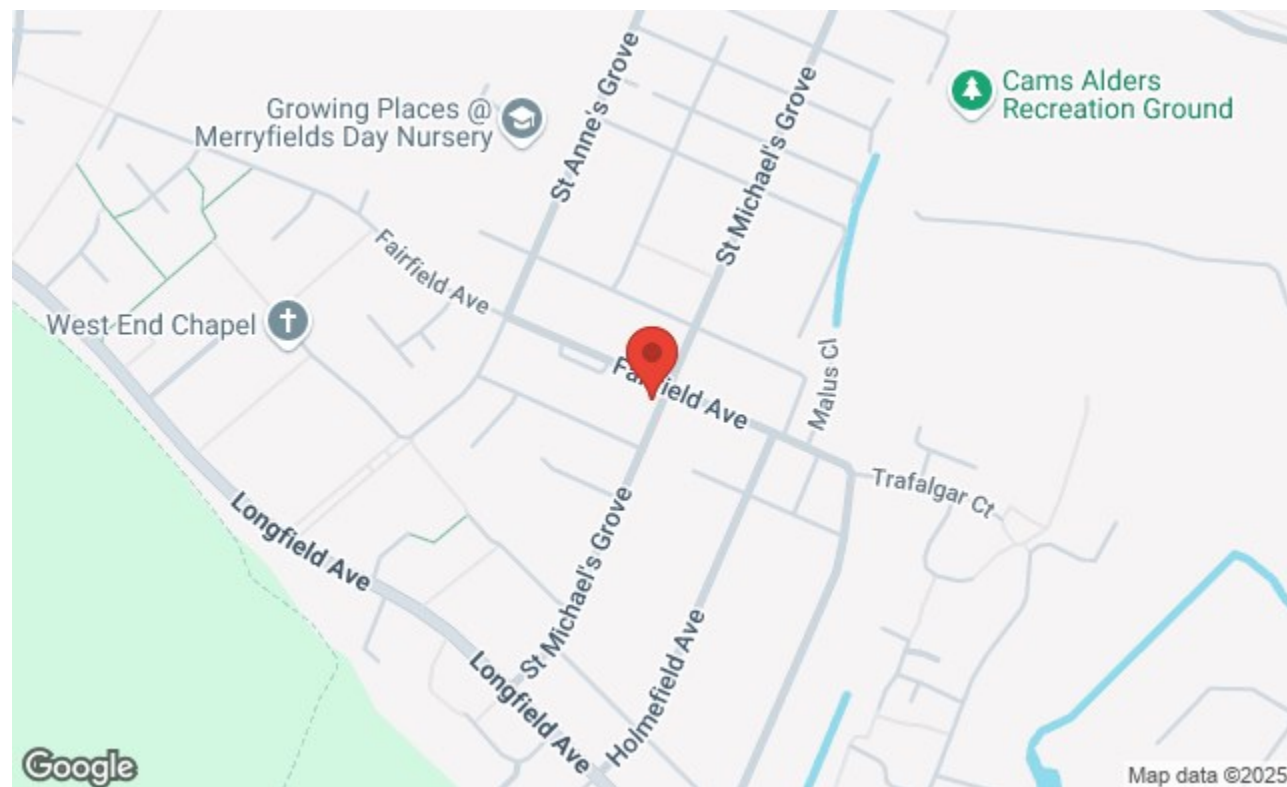


**TOTAL FLOOR AREA : 1637 sq.ft. (152.1 sq.m.) approx.**

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



Offers In Excess Of £315,000

St. Michaels Grove, Fareham PO14 1DS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ LARGE REAR GARDEN
- ❖ HUGE GARAGE SPACE
- ❖ THREE BEDROOMS
- ❖ DOWNSTAIRS W/C AND UTILITY ROOM
- ❖ MODERNISED KITCHEN
- ❖ CHARACTERFUL BATHROOM
- ❖ THREE RECEPTION SPACES
- ❖ DRIVEWAY PARKING
- ❖ OVER 1600 SQFT OF SPACE ACROSS THE HOUSE

\*\*\*NO FORWARD CHAIN \*\*\*

This beautifully refurbished three-bedroom family home in Fareham offers the perfect blend of modern living and character-filled charm.

As you approach, the property welcomes you with a private driveway providing ample parking space. The large rear garden is a true highlight, boasting plenty of space for outdoor activities and relaxation, along with a substantial garage located at the bottom of the garden, ideal for storage or hobbies.

Inside, the home is thoughtfully designed to meet the needs of a growing family. To the front of the house, a cosy sitting room offers a warm and inviting space to unwind. To the rear, a stunning, super-modern kitchen serves as the heart of the home, with sleek fittings and ample room for meal preparation. Two additional reception

spaces provide flexible living options, currently used as a dining room and an extra sitting room. A convenient downstairs W/C and a utility room complete the ground floor.

Upstairs, you'll find three generously sized bedrooms, each filled with natural light. The family bathroom is brimming with character and is a wet room, offering a perfect mix of style and practicality. There is also a loft room which offers additional space.

This home has just undergone a full refurbishment, ensuring a fresh and contemporary feel throughout. Perfectly situated in Fareham, it's ideal for families looking for a spacious and ready-to-move-into property with excellent outdoor space.

Call today to arrange a viewing  
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# PROPERTY INFORMATION

**SITTING ROOM**  
13'1" x 11'3" (3.99 x 3.43)

**SNUG**  
11'3" x 9'11" (3.43 x 3.04)

**LOUNGE**  
17'9" x 10'6" (5.43 x 3.22)

**KITCHEN**  
17'8" x 8'0" (5.41 x 2.44)

**UTILITY ROOM**  
6'10" x 5'1" (2.10 x 1.57)

**BEDROOM ONE**  
11'6" x 11'1" (3.51 x 3.40)

**BEDROOM TWO**  
11'1" x 9'11" (3.40 x 3.04)

**BEDROOM THREE**  
8'0" x 6'11" (2.46 x 2.12)

**BATHROOM**  
8'0" x 6'9" (2.46 x 2.08)

**GARAGE**  
28'2" x 19'3" (8.61 x 5.88)

**EPC - AWAITING NEW EPC**  
**COUNCIL TAX BAND - C**

## 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 £1,550PCM. This would provide a 5.71% 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](mailto:fareham@bernardsea.co.uk).

## 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

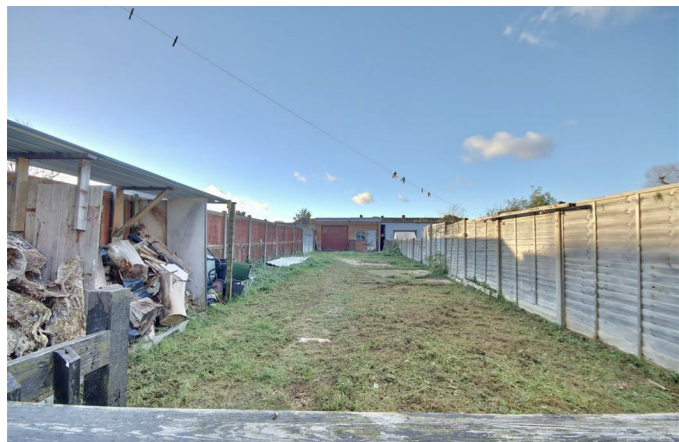
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## 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.

## 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.



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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