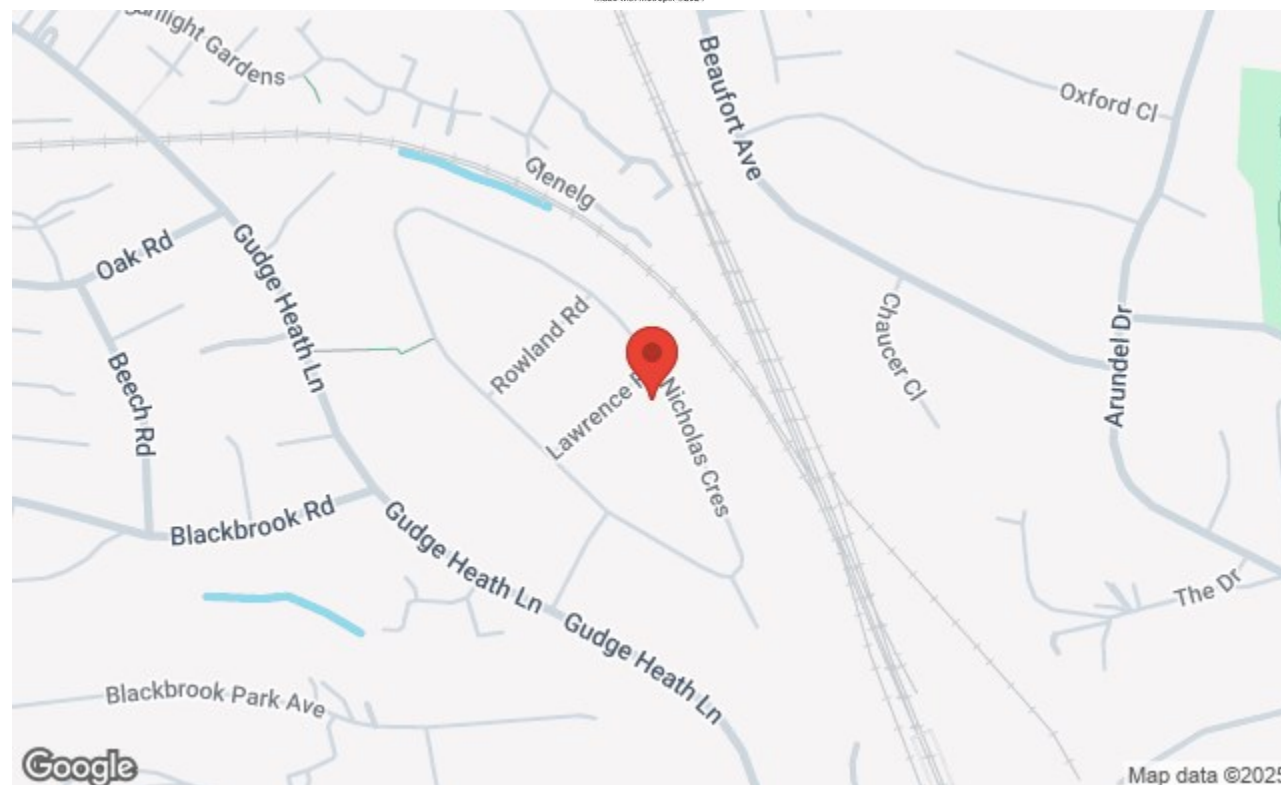


TOTAL FLOOR AREA : 1390 sq.ft. (129.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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79 High Street, Fareham, Hampshire, PO16 7AX
 t: 01329756500



Guide Price £498,000

Nicholas Crescent, Fareham PO15 5AH



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ STUNNING DETACHED BUNGALOW
- ❖ THREE BEDROOMS
- ❖ FOUR PIECE ENSUITE
- ❖ LARGE MODERN FITTED KITCHEN/DINER
- ❖ SEPARATE LOUNGE
- ❖ GATED DRIVE WAY
- ❖ GARAGE
- ❖ WRAP AROUND GARDEN
- ❖ HIGHLY SOUGHT AFTER LOCATION

NO FORWARD CHAIN

Nestled in the charming area of Nicholas Crescent, Fareham, Hampshire, this stunning detached bungalow offers a perfect blend of comfort and modern living. Spanning an impressive 1,390 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into a large open-plan kitchen and dining area. This inviting space is perfect for entertaining guests or enjoying family meals, with ample room for dining and relaxation. The kitchen is designed with functionality in mind, providing a delightful environment for culinary enthusiasts.

The bungalow features two well-appointed bathrooms, including a luxurious four-piece ensuite attached to the master bedroom, ensuring convenience and privacy for all residents. Each bedroom is designed to be a tranquil retreat, offering comfort and serenity.

One of the standout features of this property is the wrap-around garden, providing a beautiful outdoor space for gardening, relaxation, or entertaining. The garden is a perfect canvas for those with a green thumb or for anyone who simply wishes to enjoy the fresh air.

Parking is a breeze with space for up to four vehicles, making it ideal for families or those with multiple cars. Additionally, the property is offered with no forward chain, allowing for a smooth and efficient purchase process.

This delightful bungalow in Fareham is a rare find, combining spacious living, modern amenities, and a lovely outdoor area. It presents an excellent opportunity for anyone looking to settle in a peaceful yet convenient location. Do not miss the chance to make this beautiful property your new home.

Call today to arrange a viewing
 01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

- KITCHEN/DINER**
6.12 * 4.27 (1.83m.3.66m * 1.22m.8.23m)
- UTILITY ROOM**
10'7" * 4'3" (3.25 * 1.30)
- LOUNGE**
16'5" * 11'6" (5.01 * 3.53)
- BEDROOM ONE**
16'4" * 13'0" (5.00 * 3.98)
- ENSUITE**
9'7" * 9'7" (2.93 * 2.93)
- BEDROOM TWO**
9'3" * 8'5" (2.83 * 2.57)
- BEDROOM THREE**
9'0" * 8'5" (2.75 * 2.57)
- BATHROOM**
5'10" * 5'8" (1.80 * 1.73)
- 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.

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.

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 £1,900PCM. This would provide a 4.56% gross return based on the current asking price. If you would like any further information about our residential lettings services or just require general 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		84
(81-91) B		
(69-80) C		
(55-68) D		66
(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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