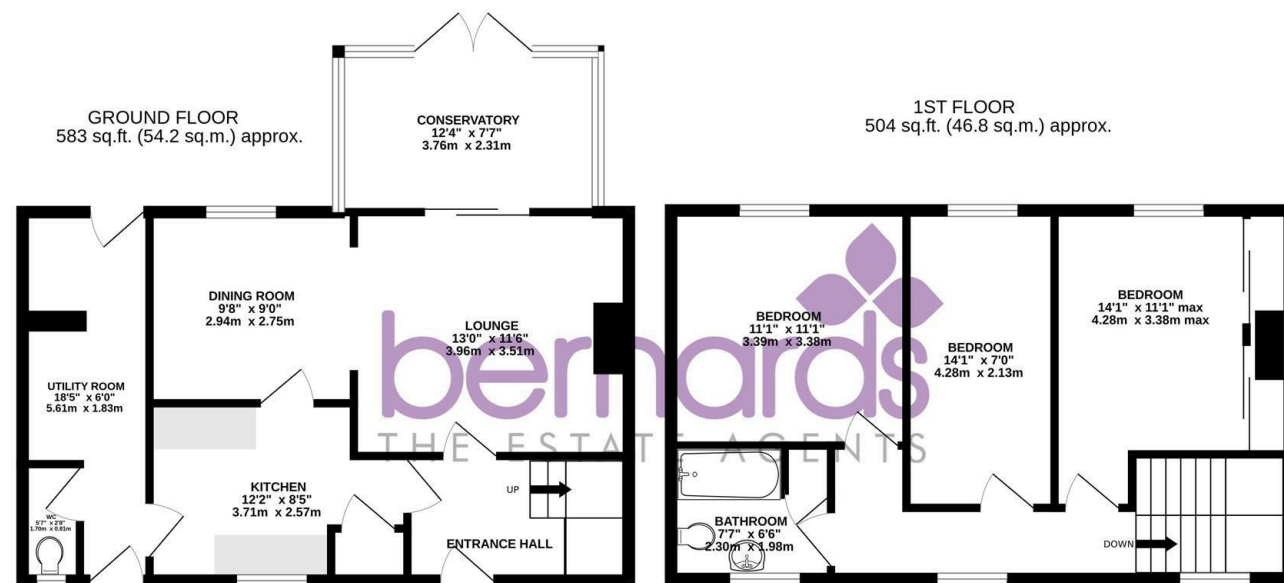




Guide Price £250,000

Coral Close, Fareham PO16 9JA

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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## HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ TERRACED PROPERTY
- ❖ IN NEED OF MODERNISING
- ❖ BATHROOM AND DOWNSTAIRS CLOAKROOM
- ❖ CONSERVATORY AND UTILITY ROOM
- ❖ SOUTH FACING GARDEN
- ❖ WALKING DISTANCE TO PORTCHESTER AND SHORELINE
- ❖ STREET PARKING
- A MUST VIEW

Nestled in the charming Coral Close, Fareham, this delightful three-bedroom house presents an excellent opportunity for those seeking a project to make their own. Spanning an impressive 1,087 square feet, the property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings.

The home features a well-proportioned bathroom and three comfortable bedrooms, providing ample space for families or those looking to accommodate guests. With no forward chain, you can move in without delay and start envisioning the potential this property holds.

Situated within walking distance to the picturesque Portchester and the serene

shoreline, this location offers a wonderful blend of convenience and natural beauty. The area is well-served by local amenities, ensuring that daily needs are easily met.

While the property is in need of modernising, this presents a fantastic opportunity for buyers to personalise their new home to their taste and style. The potential for transformation is significant, allowing you to create a space that truly reflects your vision.

Street parking is available, adding to the practicality of this lovely home. Whether you are a first-time buyer, a growing family, or an investor looking for a promising project, this property in Coral Close is not to be missed. Embrace the chance to turn this house into your dream home in a sought-after location.



79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500



Call today to arrange a viewing  
01329756500  
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# PROPERTY INFORMATION

**LOUNGE**  
12'11" \* 11'6" (3.96 \* 3.51)

**DINING ROOM**  
9'7" \* 9'0" (2.94 \* 2.75)

**CONSERVATORY**  
12'4" \* 7'6" (3.76 \* 2.31)

**KITCHEN**  
12'2" \* 8'5" (3.71 \* 2.57)

**UTILITY ROOM**  
18'4" \* 6'0" (5.61 \* 1.83)

**BEDROOM ONE**  
11'1" \* 11'1" (3.39 \* 3.38)

**BEDROOM TWO**  
14'0" \* 11'1" (4.28 \* 3.38)

**BEDROOM THREE**  
14'0" \* 6'11" (4.28 \* 2.13)

**BATHROOM**  
7'6" 6'5" (2.30 1.98)

**COUNCIL TAX BAND B**

**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.

## SOLICITORS

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 £1,550PCM. This would provide a 6.64% 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).

Please note that this rental figure is based on the assumption that the property will be brought up to a good standard prior to being rented out.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>65</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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