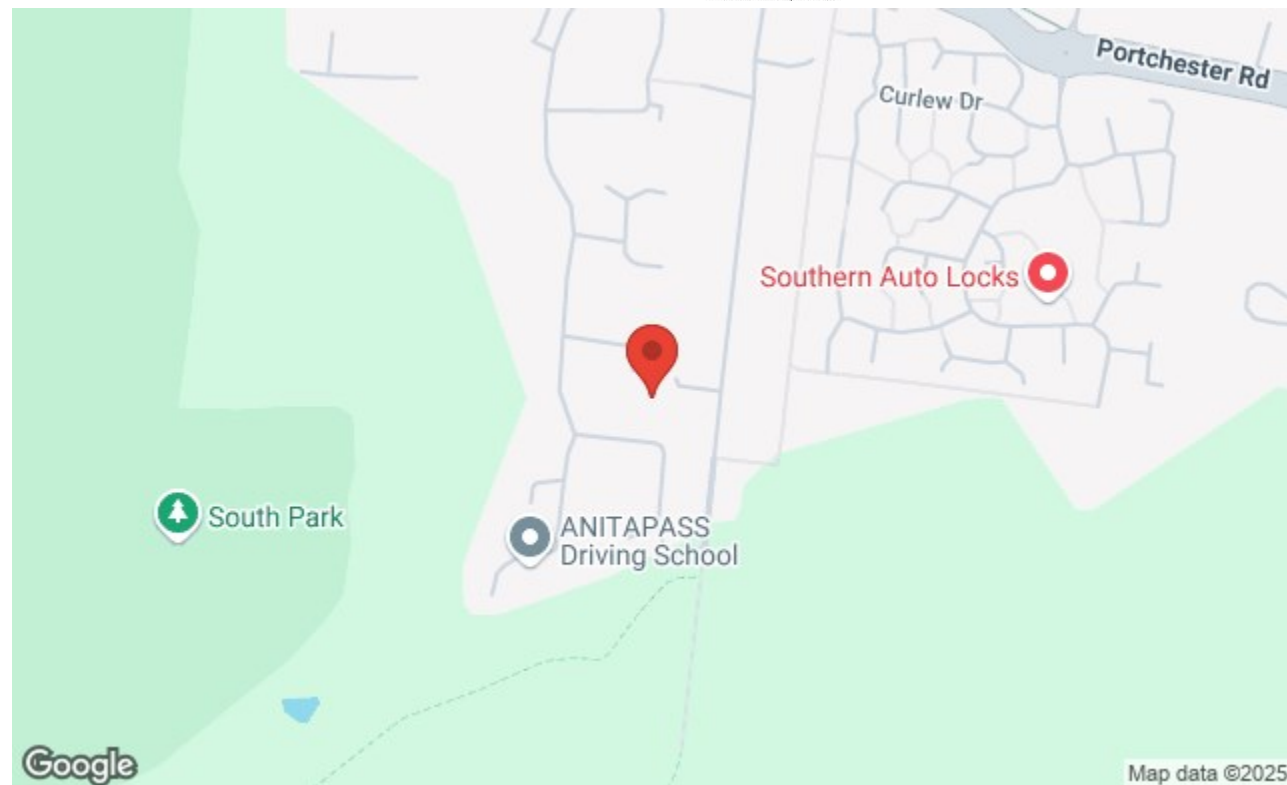


TOTAL FLOOR AREA : 1146 sq.ft. (106.4 sq.m.) approx.

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

Guide Price £450,000

Goldcrest Close, Fareham PO16 8YD

bernards  
THE ESTATE AGENTS



3 2 2

## HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ DETACHED FAMILY HOME
- ❖ THREE BEDROOMS
- ❖ BATHROOM AND ENSUITE SHOWER
- ❖ KITCHEN AND UTILITY ROOM
- ❖ CONSERVATORY
- ❖ FRONT AND REAR GARDENS
- ❖ DETACHED GARAGE
- ❖ DRIVEWAY
- ❖ CATCHMENT FOR CAMS HILL SCHOOL

\*\*\*NO FORWARD CHAIN \*\*\*Located in the desirable area of Goldcrest Close, Fareham, this charming detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,146 square feet, the property boasts three well-proportioned bedrooms, making it an ideal family home. The two reception rooms provide ample space for relaxation and entertaining, while the conservatory invites natural light and offers a delightful space to enjoy the garden views throughout the seasons.

With two bathrooms, morning routines will be a breeze, ensuring that the needs of a busy household are met with ease. The property also features a detached garage, providing secure storage or additional

parking options.

One of the standout features of this property is its location within the catchment area for the highly regarded Cams Hill School, making it an excellent choice for families prioritising education. Additionally, the home is conveniently situated within walking distance to the picturesque shoreline, perfect for leisurely strolls or family outings.

Importantly, this property is offered with no forward chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to relocate, this delightful home in Fareham presents an exceptional opportunity to enjoy a comfortable lifestyle in a sought-after location. Do not miss the chance to make this house your new home.

Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LOUNGE**  
17'5" \* 11'3" (5.33 \* 3.45)

**DINING ROOM**  
9'5" \* 8'9" (2.89 \* 2.69)

**KITCHEN**  
9'5" \* 8'9" (2.89 \* 2.67)

**UTILITY ROOM**  
6'7" \* 5'7" (2.03 \* 1.72)

**CONSERVATORY**  
11'10" \* 10'0" (3.63 \* 3.05)

**BEDROOM ONE**  
14'9" \* 11'5" (4.50 \* 3.48)

**ENSUITE**  
7'6" \* 5'1" (2.29 \* 1.57)

**BEDROOM TWO**  
10'9" \* 10'1" (3.28 \* 3.09)

**BEDROOM THREE**  
10'1" \* 7'1" (3.09 \* 2.17)

**BATHROOM**  
8'5" \* 5'6" (2.57 \* 1.70)

**GARAGE**  
17'4" \* 8'2" (5.30 \* 2.50)

**COUNCIL TAX BAND E**

**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 £1,650PCM. This would provide a 4.27% 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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