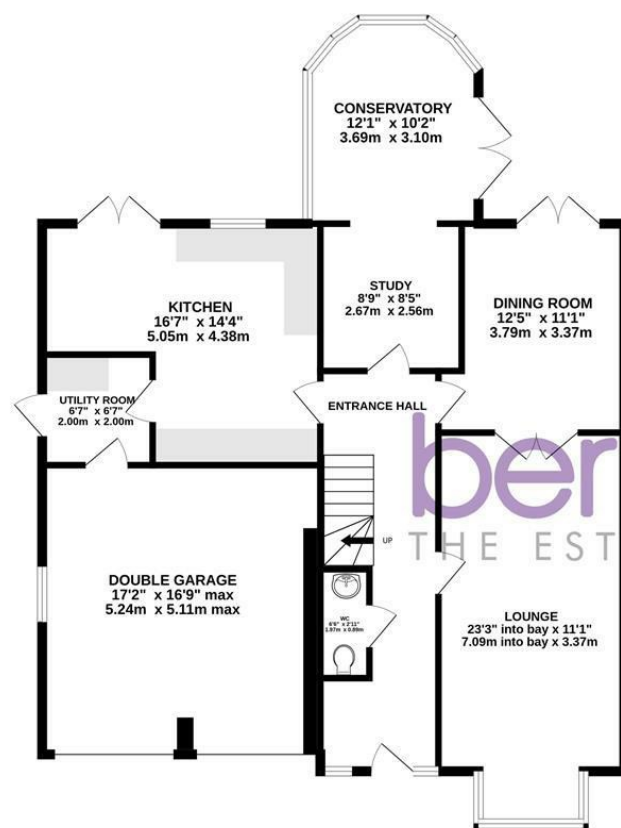
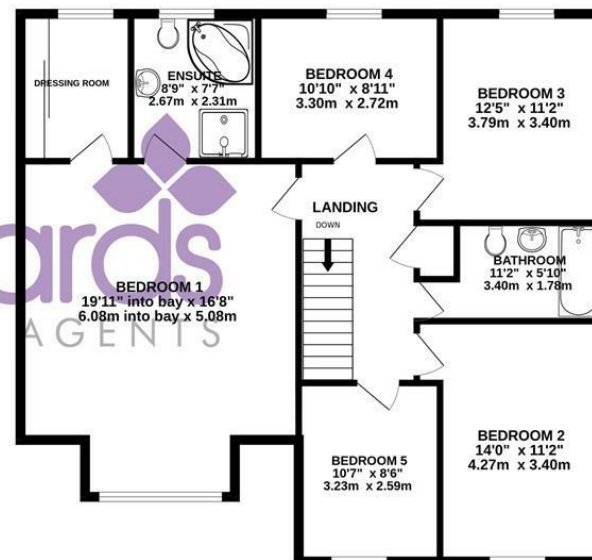


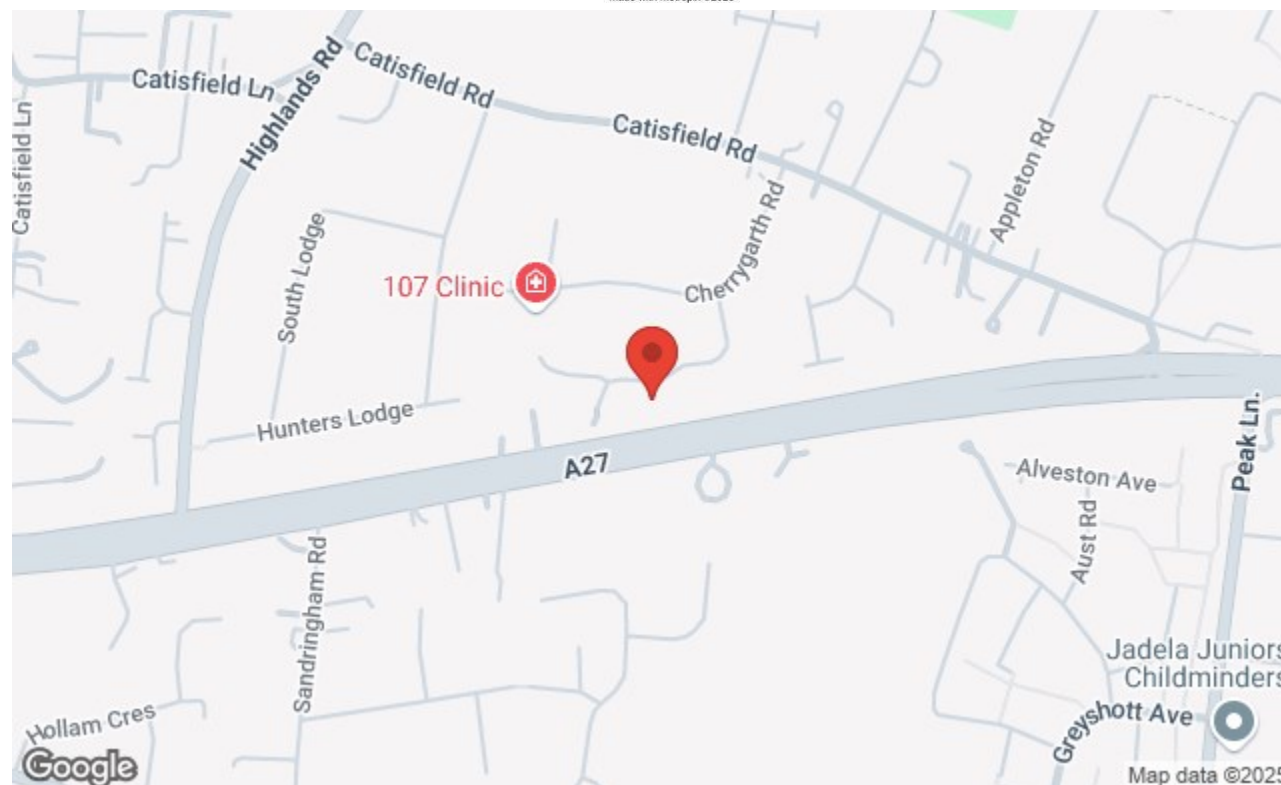
GROUND FLOOR  
1234 sq.ft. (114.6 sq.m.) approx.



1ST FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 2273 sq.ft. (211.2 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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THE ESTATE AGENTS



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## HIGHLIGHTS

- ❖ OFFERED WITH NO FORWARD CHAIN
- ❖ DETACHED HOUSE
- ❖ FIVE BEDROOMS
- ❖ ENSUITE AND DRESSING ROOM
- ❖ STUDY AND CONSERVATORY
- ❖ UTILITY AND CLOAKROOM
- ❖ DOUBLE GARAGE
- ❖ SOUTH FACING GARDEN
- ❖ CUL-DE-SAC LOCATION
- CATISFIELD LOCATION

A fantastic opportunity to purchase this exceptional, FIVE bedroom, detached house located in the highly sought after location of The Timbers, Catisfield. This wonderful property has space in abundance across two floors offering excellent practicality for a family!

Externally, this detached property has off road parking for two cars along with access to a double garage providing additional parking or valuable storage. Side access to the garden can also be found.

As you enter the property, it is immediately clear that the property has been lovingly cared for by the current owners. Upon entry via the large entrance hall, you have access to all the ground floor accommodation. The ground floor consists of a spacious lounge, which measures over 20ft in length and is flooded with light from the front aspect bay window.

Moving into the kitchen/breakfast room, it is finished to a fantastic standard with breakfast bar and double doors to the garden. The kitchen also has access to the utility area and double garage. Located at the back of the property is the dining area, study and conservatory giving you views of the garden and completes the living accommodation.

Moving to the first floor, the property has four double bedrooms, with the master boasting ensuite bathroom and walk in wardrobe, bedroom five is a single bedroom or good sized second study.

The rear garden is enclosed to all sides and of a southernly aspect and is laid mainly to lawn perfect for entertaining friends and family.

Call today to arrange a viewing

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www.bernardsestates.co.uk



# PROPERTY INFORMATION

## LOUNGE

23'3" \* 11'0" (7.09 \* 3.37)

## DINING ROOM

12'5" \* 11'0" (3.79 \* 3.37)

## KITCHEN

16'6" \* 14'4" (5.05 \* 4.38)

## UTILITY ROOM

6'6" \* 6'6" (2.00 \* 2.00)

## CONSERVATORY

12'1" \* 10'2" (3.69 \* 3.10)

## STUDY

8'9" \* 8'4" (2.67 \* 2.56)

## BEDROOM ONE

19'11" \* 16'7" (6.08 \* 5.08)

## BEDROOM TWO

14'0" \* 11'1" (4.27 \* 3.40)

## BEDROOM THREE

12'5" \* 11'1" (3.79 \* 3.40)

## BEDROOM FOUR

10'9" \* 8'11" (3.30 \* 2.72)

## BEDROOM FIVE

10'7" \* 8'5" (3.23 \* 2.59)

## BATHROOM

11'1" \* 5'10" (3.40 \* 1.78)

## ENSUITE

8'9" \* 7'6" (2.67 \* 2.31)

## DOUBLE GARAGE

17'2" \* 16'9" (5.24 \* 5.11)

## COUNCIL TAX BAND G

## 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. Bernard's 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.

## REMOVAL QUOTE

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.

## 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.

## 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!

## ANTI-MONEY LAUNDERING (AML)

Bernard's 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

## 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 £2,800PCM. This would provide a 4.60% 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) 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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