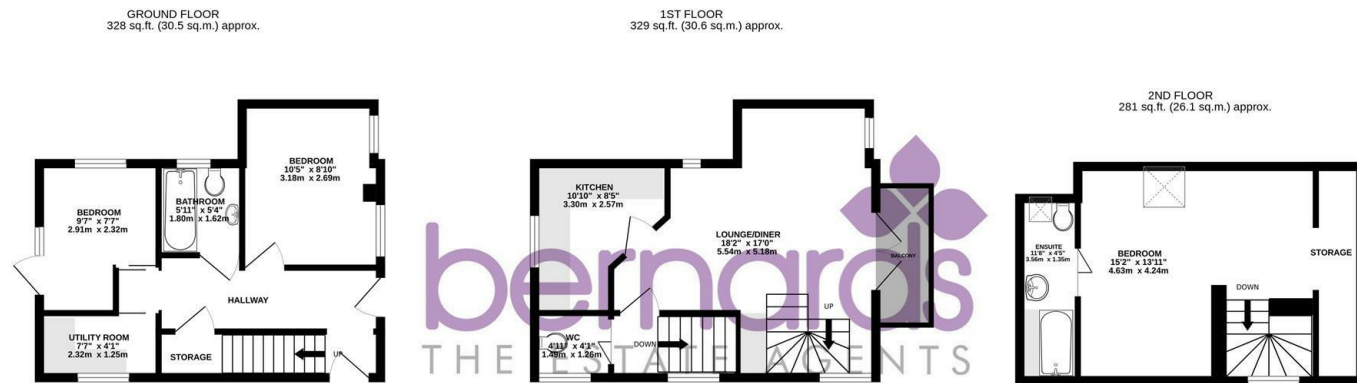




Guide Price £350,000

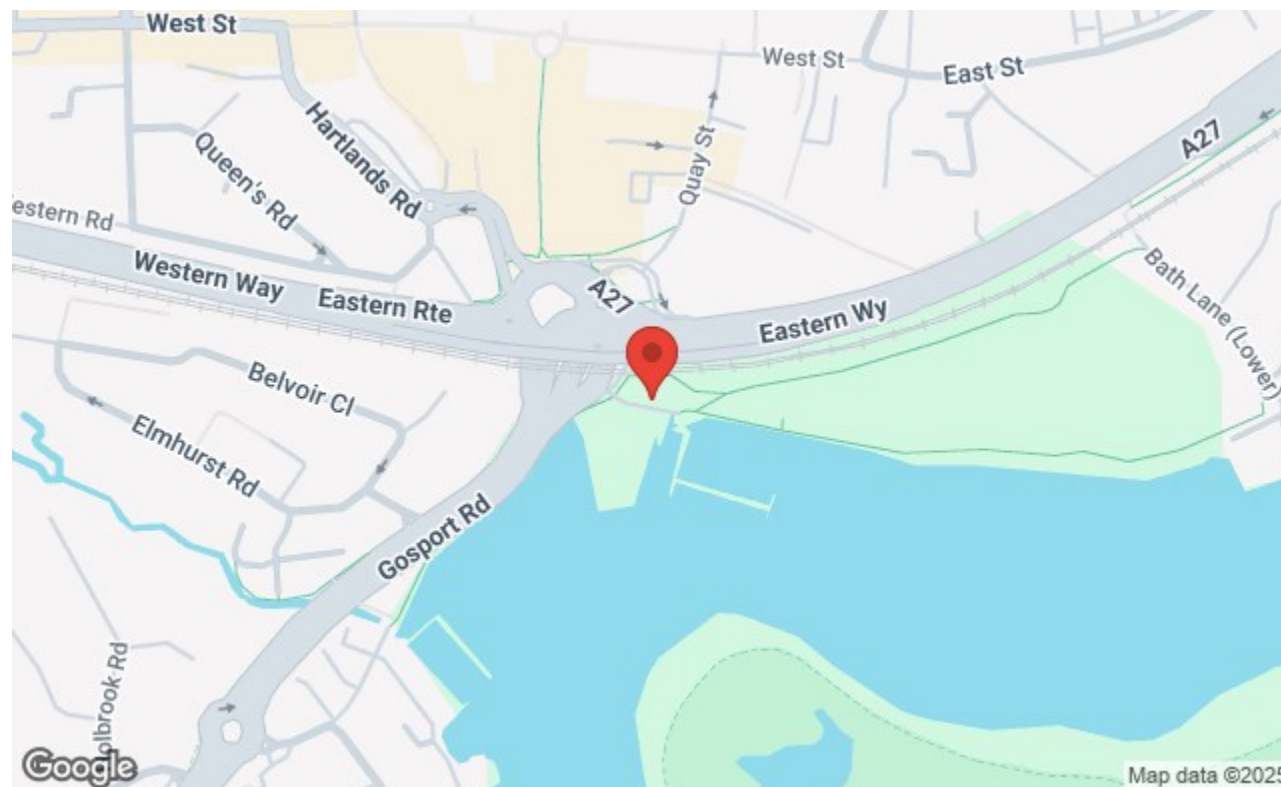
Upper Wharf, Fareham PO16 0LZ

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 939 sq.ft. (87.2 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



HIGHLIGHTS

- ❖ DETACHED HOUSE FOREMLY TWO APARTMENTS
- ❖ ALLOCATED PARKING
- ❖ TWO BATHROOMS
- ❖ OPEN PLAN LIVING SPACE
- ❖ BALCONY
- ❖ GREAT INVESTMENT POTENTIAL
- ❖ WALKING DISTANCE INTO TOWN & TRAIN STATION
- ❖ WATERFRONT SETTING
- ❖ NO ONWARD CHAIN

Offered with no onward chain, this unique three-bedroom detached house in the historic Upper Wharf combines charm and modern living. Boasting breathtaking views, a bright and airy master suite with en-suite, two dedicated parking spaces, and a private balcony, this home is a must-see.

The ground floor consists of two well-proportioned bedrooms, a modern bathroom, and a convenient utility room.

The first floor is home to a contemporary kitchen, complete with an American-style fridge freezer, and a spacious sitting and dining area. The open-plan layout is flooded with natural light and features French doors opening onto a private balcony, perfect for enjoying the views. A separate WC completes this floor. The second floor is dedicated to the luxurious master suite, which includes a king-size bed frame, an en-suite bathroom, and a dressing area.

The property benefits from a charming courtyard with a seating area, outdoor storage, a tap, and a

double external power socket, making it both functional and inviting.

Previously arranged as two one-bedroom apartments, this property offers fantastic investment opportunities. It is ideal for rental purposes or as an Airbnb, providing excellent returns while making the most of its prime location and historic appeal.

Set on a private road within Fareham's historic Town Quay Conservation Area, this home enjoys a peaceful and secluded position away from the main road and hustle and bustle. Once home to the renowned R&A Boatbuilders, this unique location combines rich history with modern living. Bath Lane Park is just a short stroll away, and the property benefits from two allocated parking spaces.

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk



PROPERTY INFORMATION

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.

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.

ANTI-MONEY LAUNDERING (AML)

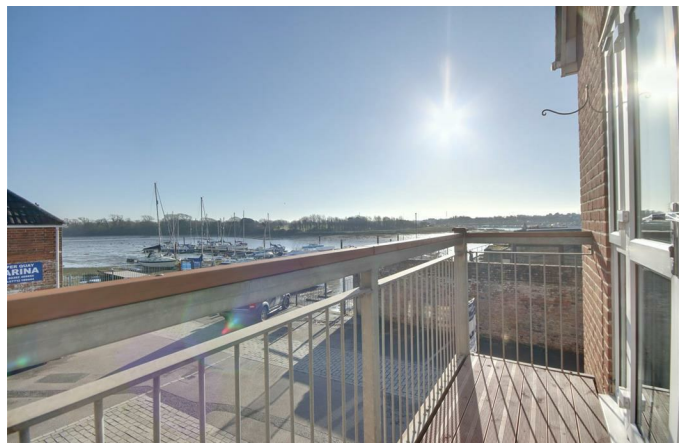
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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

REMOVALS

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.

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 £1,600PCM. This would provide a 5.49% 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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