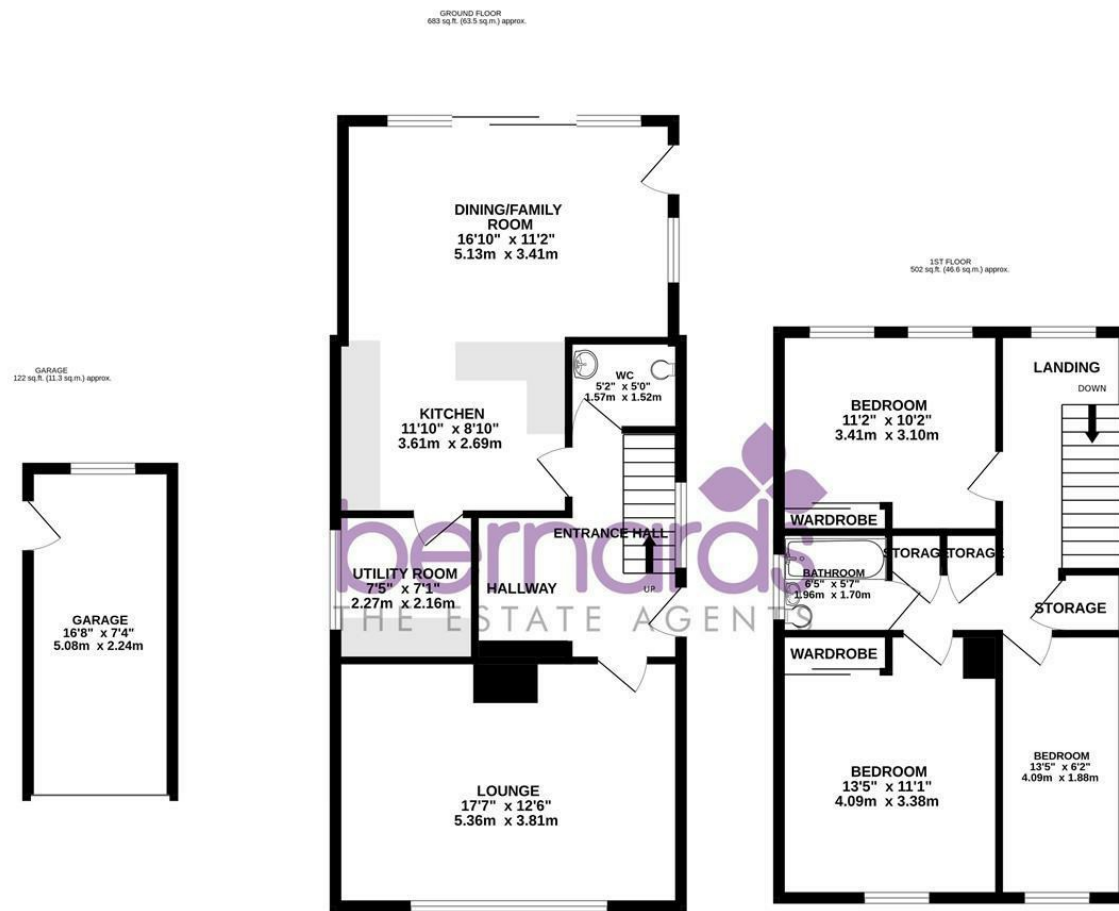




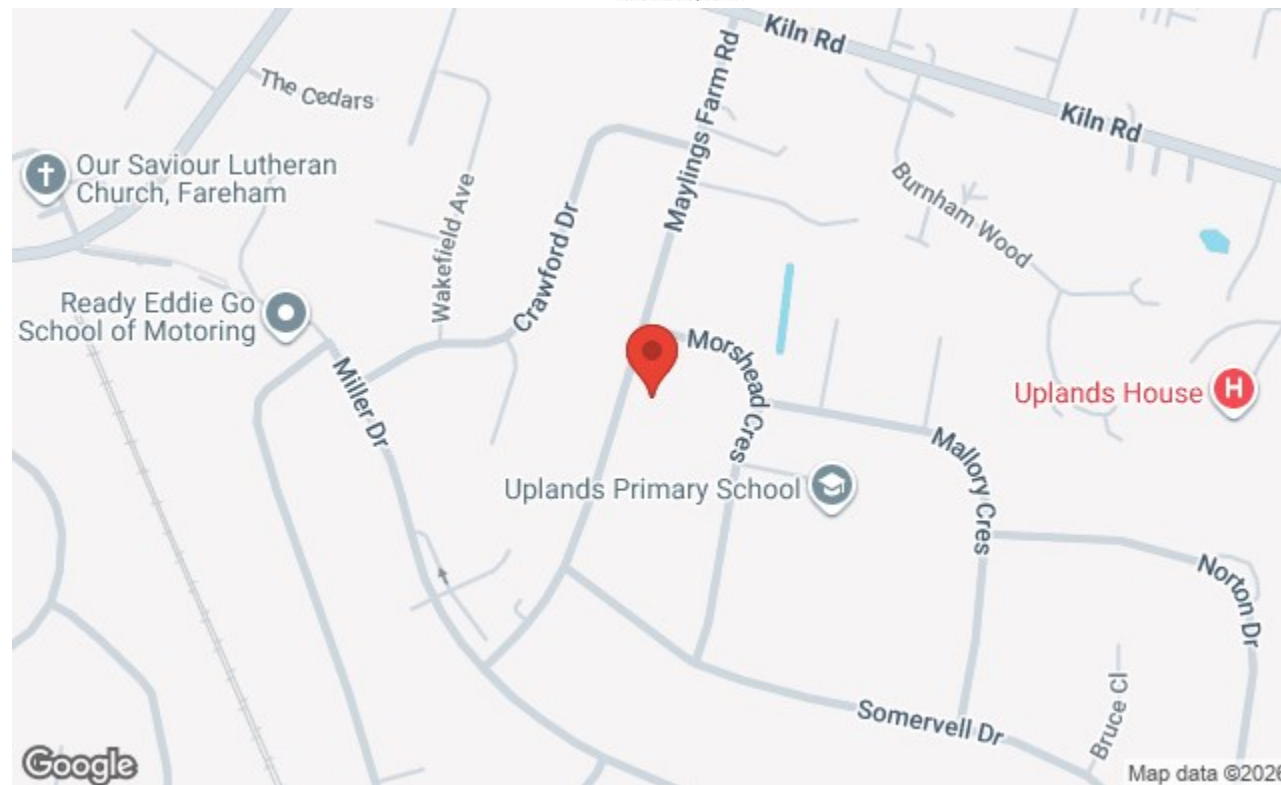
Offers In Excess Of £425,000

Maylings Farm Road, Fareham PO16 7QU

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1307 sq. ft. (121.4 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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## HIGHLIGHTS

- EXTENDED DETACHED HOUSE
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- LOUNGE AND DINING/FAMILY ROOM
- UTILITY ROOM AND CLOAKROOM
- UPLANDS AND CAMS HILL SCHOOL CATCHMENT AREA
- DRIVEWAY FOR MULTIPLE VEHICLES
- GARAGE
- PRIVATE REAR GARDEN
- A MUST VIEW

Nestled in the desirable area of Maylings Farm Road, Fareham, this charming extended detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,307 square feet, the property boasts three well-proportioned bedrooms, making it an ideal family home. The spacious reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests.

The property features a bathroom, alongside a utility room and a cloakroom, enhancing the practicality of daily living. The well-designed layout ensures that every corner of the home is utilised effectively, catering to the needs of contemporary family life.

For those with vehicles, the property offers ample parking space for up to three vehicles, along with the added benefit of a garage. This feature is particularly advantageous for families or

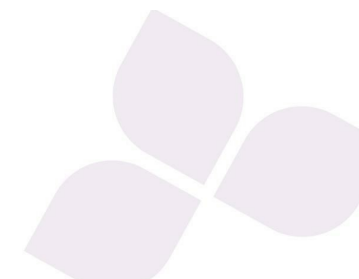
individuals with multiple cars or those seeking extra storage space.

Situated within the catchment area for Uplands and Cams Hill Schools, this home is perfectly positioned for families seeking quality education for their children. The surrounding neighbourhood is peaceful and family-friendly, making it an excellent choice for those looking to settle in a welcoming community.

In summary, this delightful detached house on Maylings Farm Road presents a wonderful opportunity for anyone seeking a spacious and practical family home in Fareham. With its desirable location, ample parking, and proximity to reputable schools, this property is not to be missed.



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



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# PROPERTY INFORMATION

**LOUNGE**  
17'7" \* 12'5" (5.36 \* 3.81)

**KITCHEN**  
11'10" \* 8'9" (3.61 \* 2.69)

**UTILITY ROOM**  
7'5" \* 7'1" (2.27 \* 2.16)

**DINING/FAMILY ROOM**  
16'9" \* 11'2" (5.13 \* 3.41)

**W/C**  
5'1" \* 4'11" (1.57 \* 1.52)

**BEDROOM ONE**  
13'5" \* 11'1" (4.09 \* 3.38)

**BEDROOM TWO**  
11'2" \* 10'2" (3.41 \* 3.10)

**BEDROOM THREE**  
13'5" \* 6'2" (4.09 \* 1.88)

**BATHROOM**  
6'5" \* 5'6" (1.96 \* 1.70)

**COUNCIL TAX BAND E**

**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.

**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

**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 on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

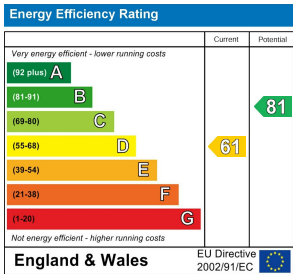
Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

**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!

**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 4.4% 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).

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