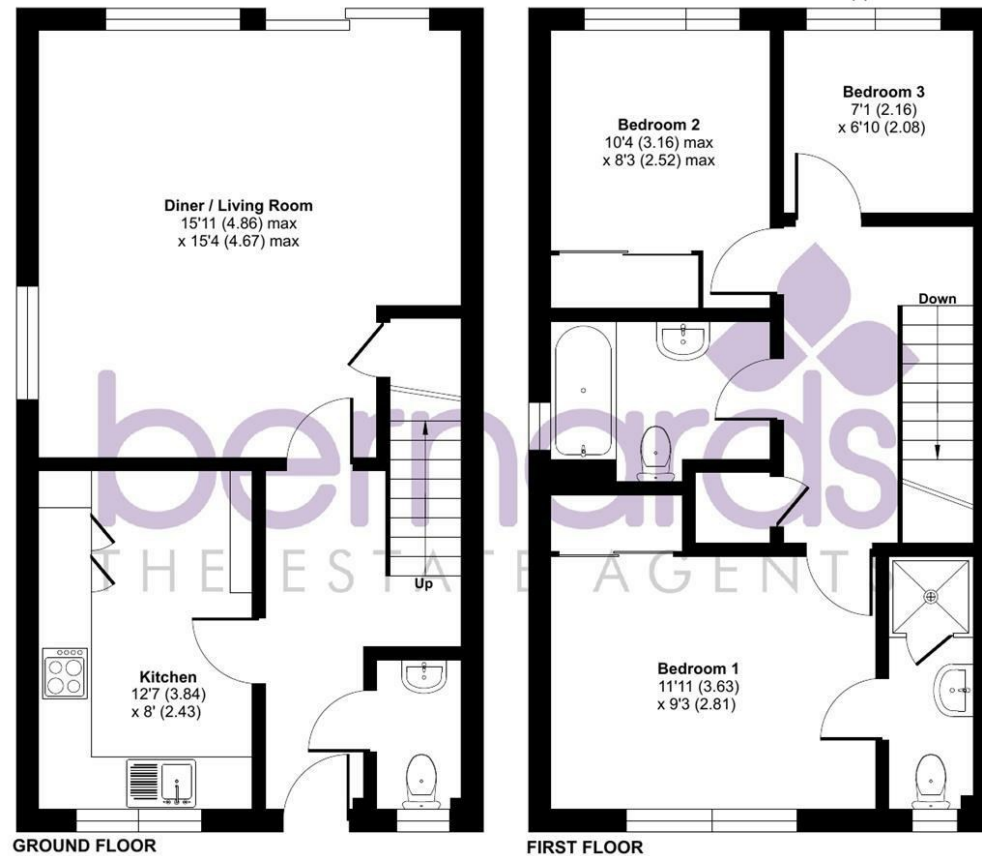




Lesser Horseshoe Close, Fareham, PO17

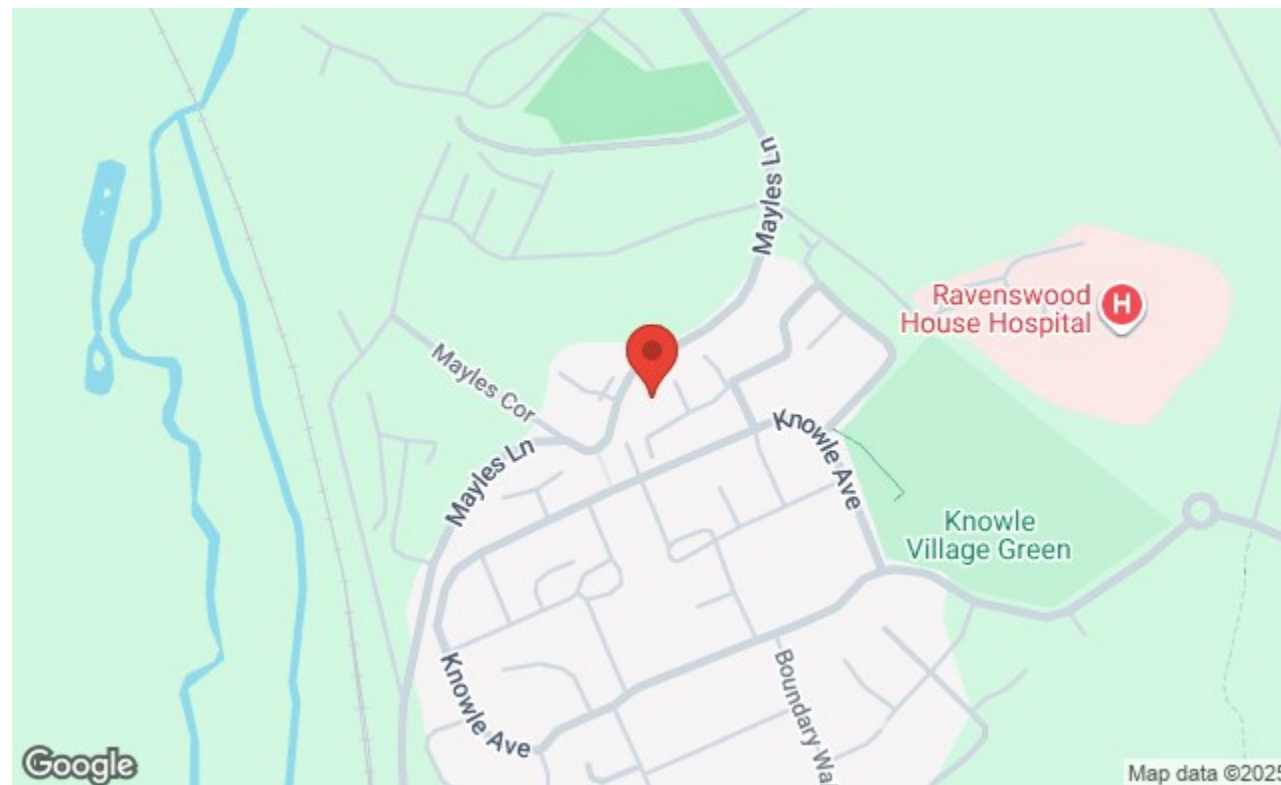
Approximate Area = 918 sq ft / 85.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1239832

Bernards Estate and Letting Agents Ltd



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



Offers In Excess Of £300,000

Lesser Horseshoe Close, Fareham PO17 5FE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- THREE BEDROOM HOUSE
- HUGE SLIDING DOORS TO THE REAR OF THE HOUSE
- RECENTLY LANDSCAPED GARDEN WITH LARGE COMPOSITE DECKING
- PRIVATE TREE LINED REAR GARDEN
- 918 SQFT OF INTERNAL SPACE
- MODERN ENSUITE TO BEDROOM ONE
- DOWNSTAIRS W/C AND FAMILY BATHROOM
- FITTED WARDROBES
- MODERN KITCHEN
- LARGE LIVING SPACE

Nestled in a peaceful cul-de-sac and backing onto serene woodland, this beautifully presented three-bedroom end-of-terrace home offers an exceptional level of privacy in a sought-after location. With allocated parking at the front, this property is perfect for those seeking a quiet retreat while remaining well-connected.

Upon entering, you are welcomed by a spacious hallway leading to a convenient downstairs W/C. The well-appointed kitchen, situated at the front of the house, is generously sized and fully equipped with integrated appliances.

The true heart of the home is the stunning lounge diner, where the current owner has installed impressive glass sliding doors, seamlessly connecting the indoor and outdoor spaces. This feature floods the room with natural light, creating an inviting atmosphere ideal for both relaxing and entertaining. With ample space for a large dining table and comfortable seating, this area is perfect for hosting family and friends.

Upstairs, the home boasts three well-proportioned bedrooms, two of which benefit from fitted wardrobes. The master bedroom features a beautifully refitted en-suite, adding a touch of luxury, while the modern family bathroom serves the remaining bedrooms.

The rear garden is a true highlight, having been thoughtfully landscaped by the current owners. A spacious composite decking area extends from the back doors, providing the perfect space for outdoor dining and entertaining. The low-maintenance artificial lawn and side area with a handy storage shed further enhance the practicality of this super-private outdoor space.

This fantastic home offers an unbeatable combination of tranquility, modern living, and stylish design—early viewing is highly recommended!

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE DINER
15'11" x 15'3" (4.86 x 4.67)

KITCHEN
12'7" x 7'11" (3.84 x 2.43)

BEDROOM ONE
9'2" x 11'10" (2.81 x 3.63)

BEDROOM TWO
10'4" x 8'3" (3.16 x 2.52)

BEDROOM THREE
7'1" x 6'9" (2.16 x 2.08)

FAMILY BATHROOM
ENSUITE

DOWNSTAIRS W/C

ESTATE CHARGE
First Port Maintenance Fee -
£33/month

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.

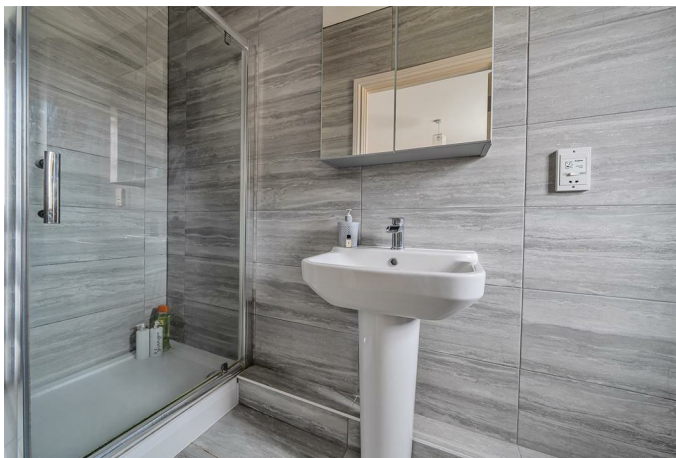
REMOVAL QUOTES

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.

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.

TENURE
Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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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