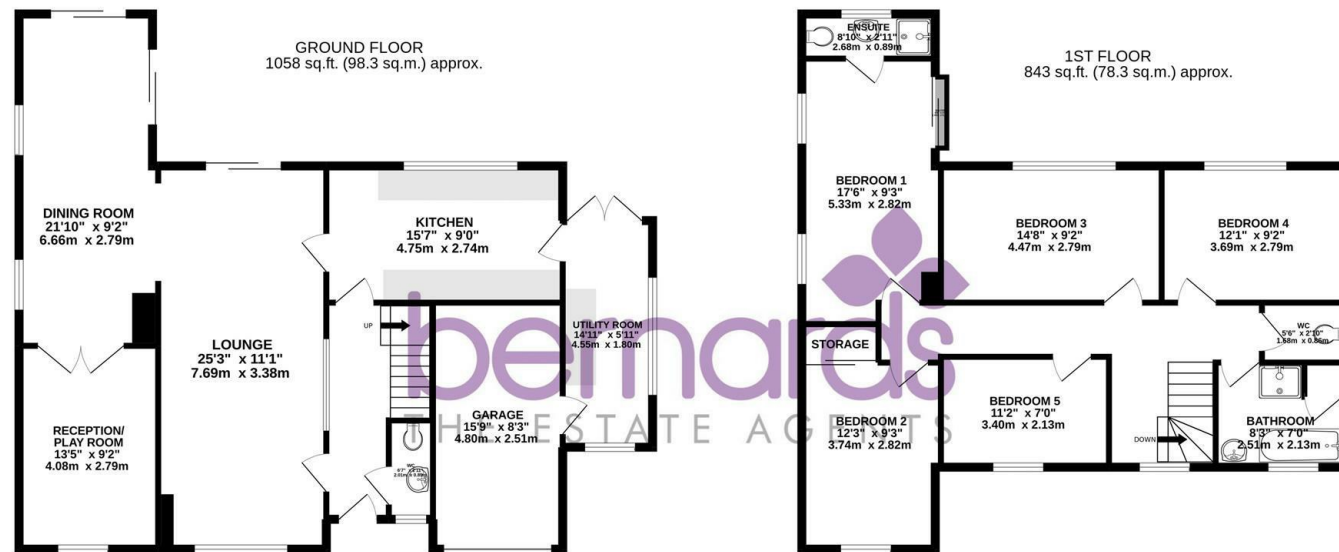




Guide Price £650,000

Miller Drive, Fareham PO16 7LG

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1901 sq.ft. (176.6 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.
Made with Metropix ©2022



HIGHLIGHTS

- ❖ FIVE BEDROOMS
- ❖ DETACHED
- ❖ THREE RECEPTION ROOMS
- ❖ TWO BATHROOMS
- ❖ LARGE REAR GARDEN
- ❖ SPACIOUS DRIVEWAY
- ❖ INTEGRAL GARAGE
- ❖ UTILITY ROOM
- ❖ GROUND FLOOR W.C
- ❖ PERFECT FOR LARGE FAMILIES

We are thrilled to welcome to the sales market, this substantially sized and very well presented five bedroom detached home, on Miller Drive, Fareham.

Upon arrival at the property, the sheer size can be taken in, with a large driveway, integral garage and front lawn.

On entry to the home, you have a large entrance hallway, off which the internal accommodation is accessed. The ground floor is comprised of a large lounge, which is open plan to the dining room which creates a fantastic entertaining space. The dining room also has two sets of sliding doors, which open into the garden. The garden is an amazing size, with a patio and spacious lawn, complemented by tall

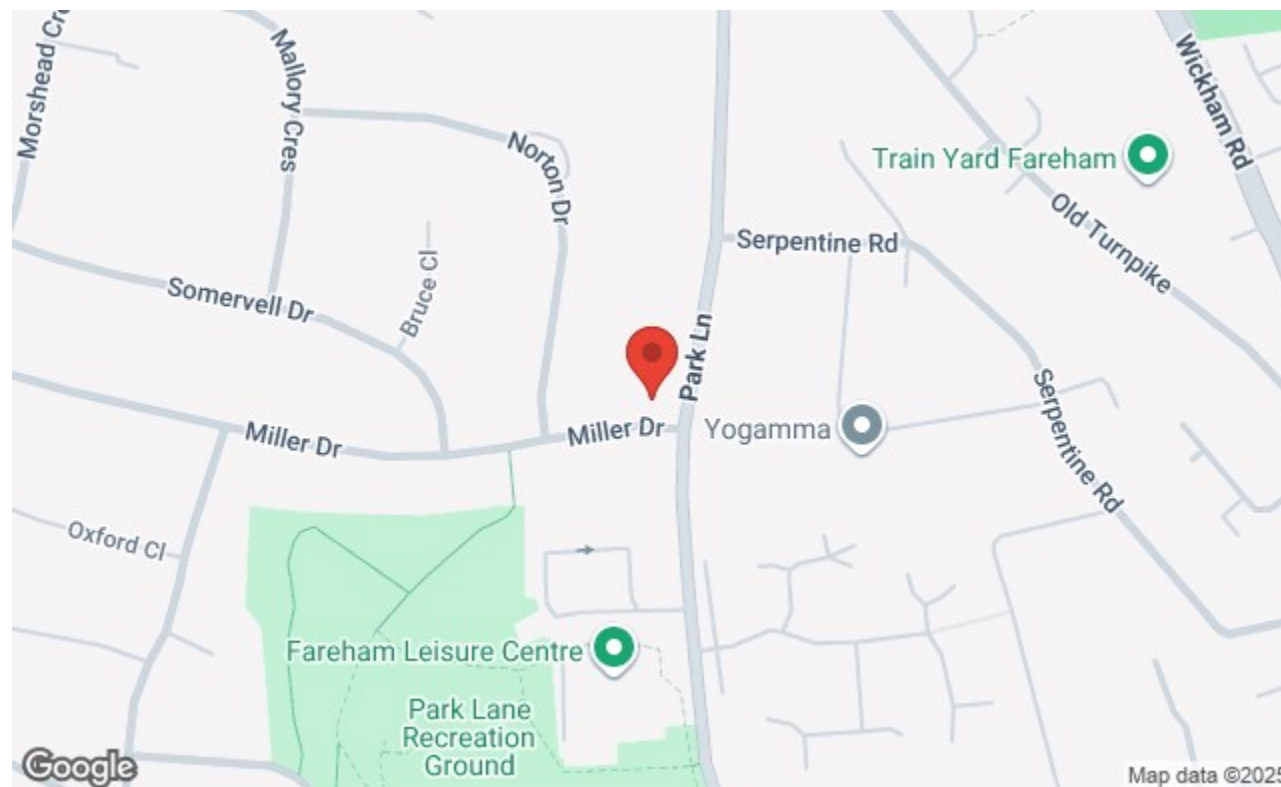
greenery, offering excellent privacy.

The ground floor is continued by the well appointed kitchen, which benefits from access into the utility room. The ground floor is completed by a w/c and an additional reception room, which could easily function as a play room or study.

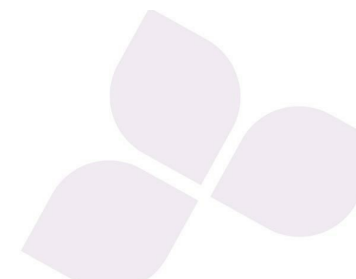
Moving upstairs, the property has five bedrooms, with the master enjoying its own ensuite shower room and a Juliette balcony.

The property is completed by the three-piece family bathroom and separate w.c which is accessed off the large, open landing.

With its size, finish and location, this property is bound to be very popular, we therefore strongly recommend booking a viewing!



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



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



PROPERTY INFORMATION

ENTRANCE HALL
7' x 14'3" (2.13m x 4.34m)

W.C
2'11" x 6'7" (0.89m x 2.01m)

KITCHEN
15'7" x 9' (4.75m x 2.74m)

UTILITY ROOM
5'11" x 14'11" (1.80m x 4.55m)

LOUNGE
25'3" x 11'1" (7.70m x 3.38m)

DINING ROOM
9'2" x 21'10" (2.79m x 6.65m-")

RECEPTION/PLAY ROOM
9'2" x 13'5" (2.79m x 4.09m)

BEDROOM ONE
9'3" x 17'6" (2.82m x 5.33m)

ENSUITE
8'10" x 2'11" (2.69m x 0.89m)

BEDROOM TWO
12'3" x 9'3" (3.73m x 2.82m)

BEDROOM THREE
14'8" x 9'2" (4.47m x 2.79m)

BEDROOM FOUR
12'1" x 9'2" (3.68m x 2.79m)

BEDROOM FIVE
11'2" x 7' (3.40m x 2.13m)

BATHROOM
8'3" x 7' (2.51m x 2.13m)

W.C
5'6" x 2'10" (1.68m x 0.86m)

GARAGE
15'9" x 8'3" (4.80m x 2.51m)

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!

COUNCIL TAX BAND F

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.

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.

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 £2,700PCM. This would provide a 4.98% 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.

TENURE

Freehold



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



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

