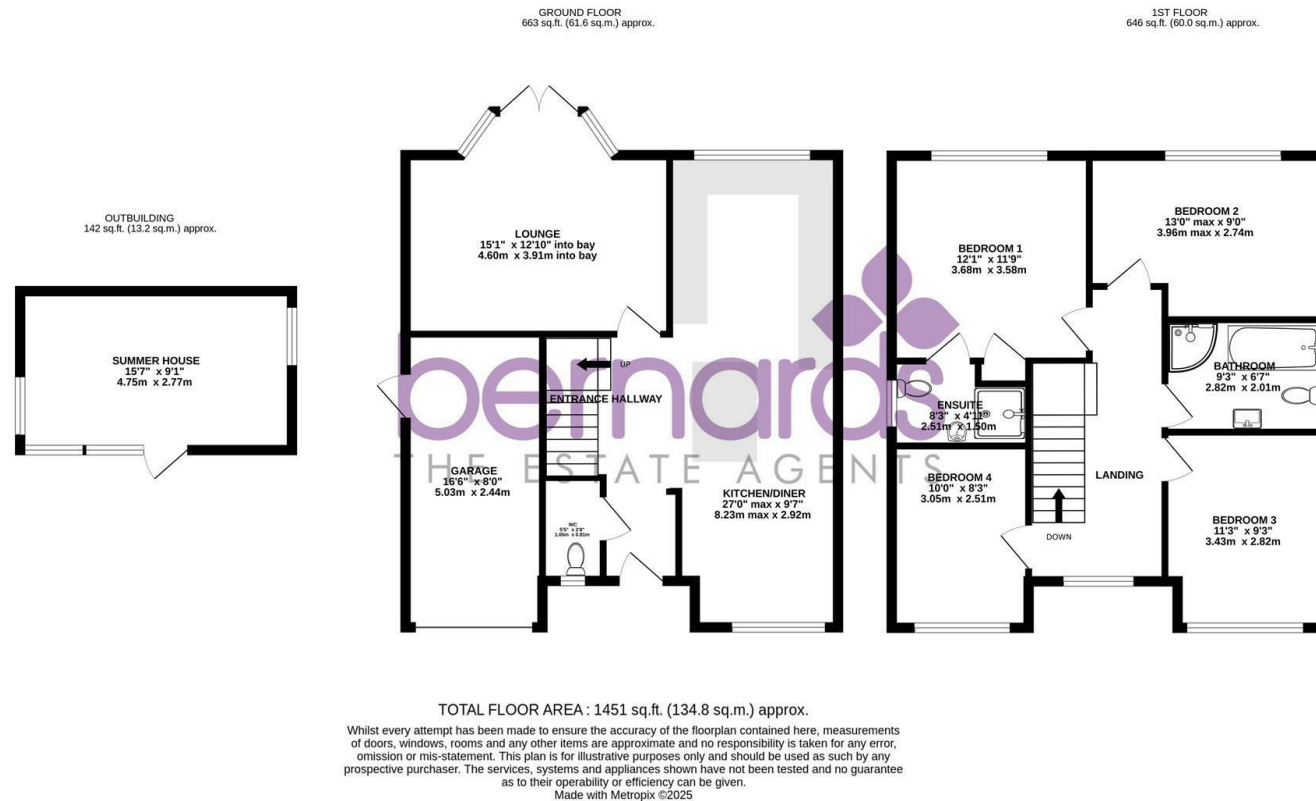




Offers Over £500,000

Roebuck Avenue, Fareham PO15 6TN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOM DETACHED HOUSE
- ❖ NEWLY FITTED KITCHEN
- ❖ MODERN DECOR THROUGHOUT
- ❖ ENSUITE TO BEDROOM ONE
- ❖ FOUR PEICE FAMILY BATHROOM
- ❖ GARAGE AND DRIVEWAY
- ❖ LARGE KITCHEN DINER
- ❖ FUNTLEY VILLAGE LOCATION
- ❖ LOW MAINTENANCE REAR GARDEN
- ❖ SUMMER HOUSE BEING USED AS THE PERFECT HOME OFFICE

Nestled in the sought-after Funtley Village on the outskirts of Fareham, this beautifully renovated four-bedroom detached home offers modern living with a stylish and high-quality finish throughout.

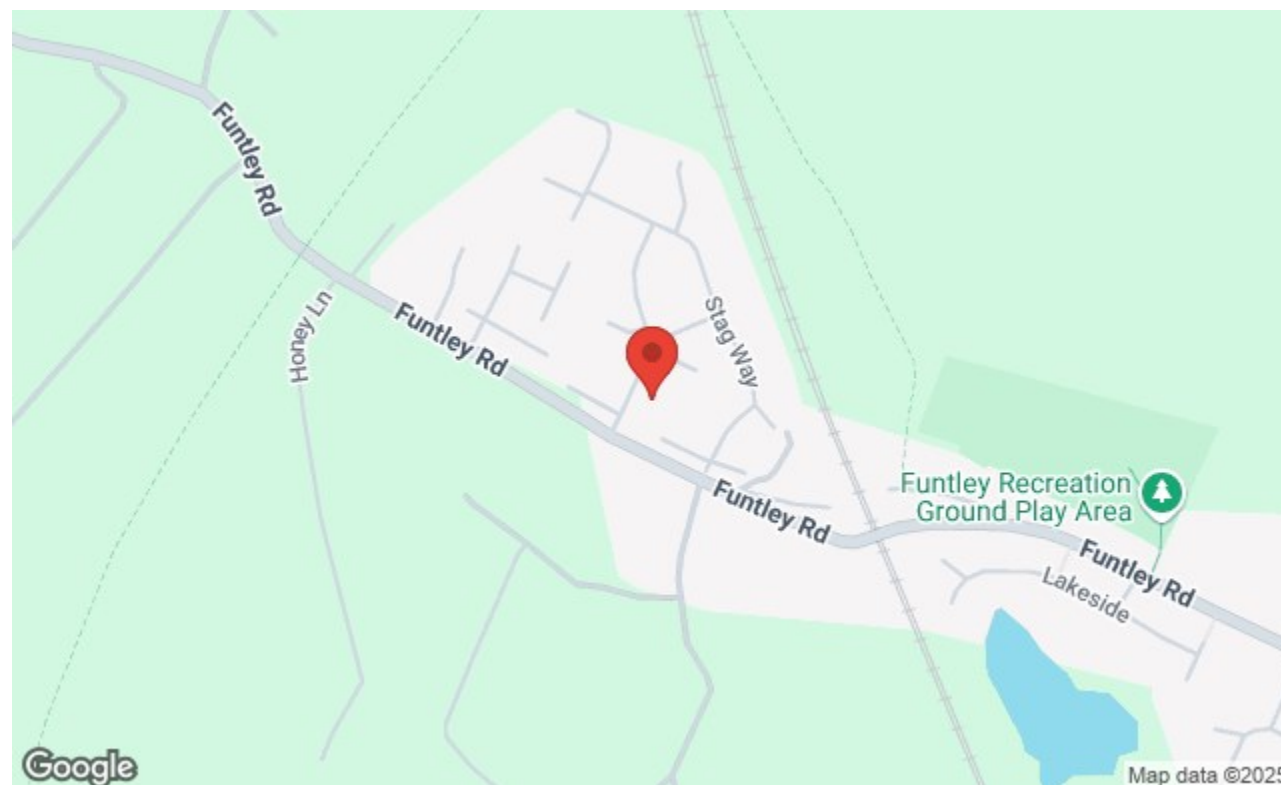
The property boasts a welcoming driveway to the front, providing ample off-road parking and access to a single garage. Inside, the ground floor has been thoughtfully redesigned and completely renovated by the current owners, creating a seamless and contemporary living space. A stunning new kitchen has been recently installed, featuring quartz worktops and top-of-the-range integrated appliances, all set within a sleek and elegant design. Now opened up as a kitchen diner this space is the heart of the home. Kardeen flooring flows throughout the ground floor, leading into a cosy sitting room at the rear, complete with a window and door opening onto the garden. A convenient downstairs W/C

completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms, including three doubles—some with fitted wardrobes—and a comfortable single bedroom. The master bedroom benefits from a modern ensuite shower room, while the family bathroom is a luxurious four-piece suite with beautiful tiling, a bathtub, and a separate shower.

The rear garden is a fantastic outdoor retreat, primarily laid to lawn with a large patio area at the back, perfect for entertaining. A standout feature is the spacious summer house, currently used as a work-from-home office, providing versatility to suit a variety of needs.

Situated in a picturesque village setting yet within easy reach of Fareham's amenities and transport links, this exceptional home is a must-see for families and professionals alike.



79 High Street, Fareham, Hampshire, PO16 7AX
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Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk



PROPERTY INFORMATION

- KITCHEN DINER**
27'0" x 9'6" (8.23 x 2.92)
- LOUNGE**
15'1" x 12'9" (4.60 x 3.91)
- W/C**
5'4" x 2'7" (1.65 x 0.81)
- BEDROOM ONE**
12'0" x 11'8" (3.68 x 3.58)
- ENSUITE**
8'2" x 4'11" (2.51 x 1.50)
- BEDROOM TWO**
12'11" x 8'11" (3.96 x 2.74)
- BEDROOM THREE**
11'3" x 9'3" (3.43 x 2.82)
- BEDROOM FOUR**
10'0" x 8'2" (3.05 x 2.51)
- FAMILY BATHROOM**
9'3" x 6'7" (2.82 x 2.01)

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.

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 £2,400PCM. This would provide a 5.49% gross return based on the current asking price. If you would like any further information about our residential lettings 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		
(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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