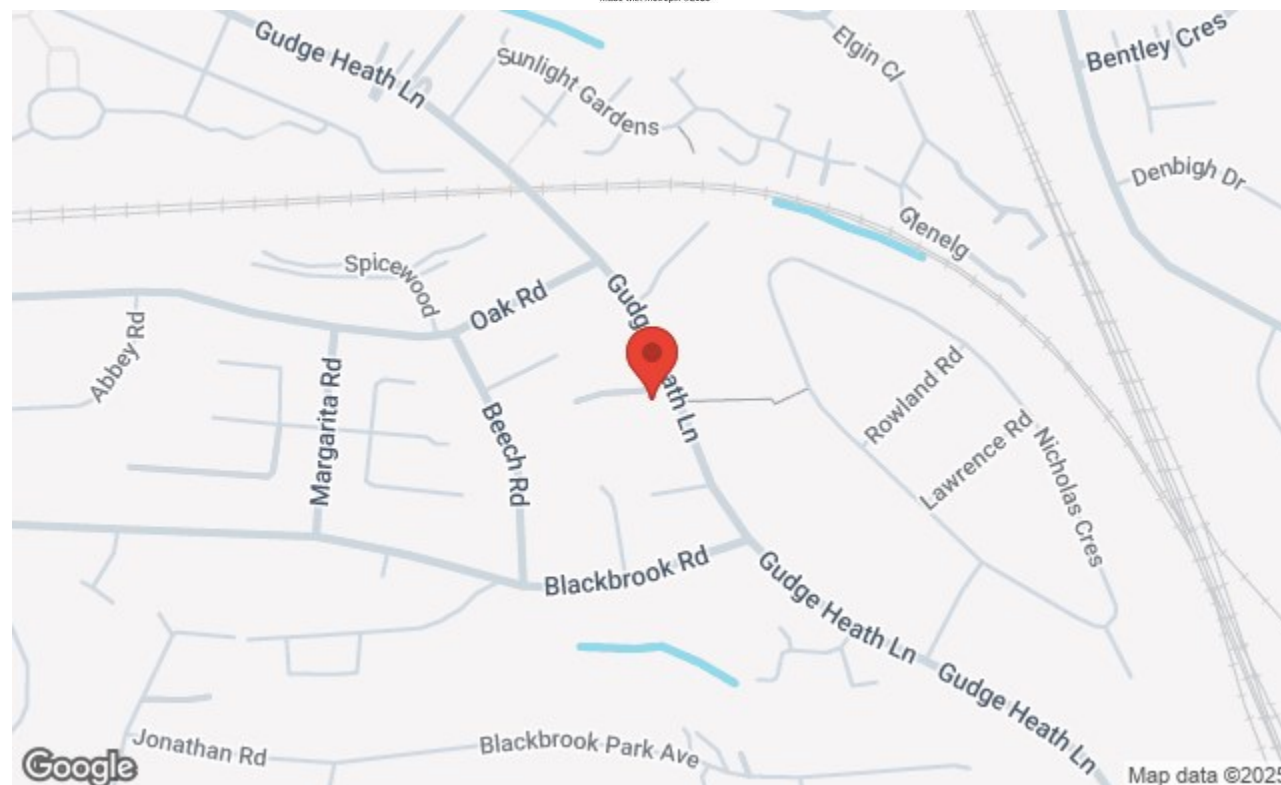


TOTAL FLOOR AREA : 947 sq.ft. (87.9 sq.m.) approx.

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



FOR SALE

Guide Price £385,000

Gudge Heath Lane, Fareham PO15 5AY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED HOUSE
- ❖ THREE BEDROOMS
- ❖ KITCHEN/DINER
- ❖ LIVING ROOM WITH BAY WINDOW
- ❖ CONSERVATORY
- ❖ DRIVEWAY PARKING
- ❖ WALKING DISTANCE TO FAREHAM TOWN CENTER
- ❖ GENEROUS SIZED GARDEN
- ❖ NO FORWARD CHAIN

Charming Three-Bedroom Detached Home in a Prime Location – No Forward Chain

Nestled in the sought-after Gudge Heath Lane, this delightful three-bedroom detached home is offered to the market with no forward chain, making it an excellent opportunity for families and professionals alike. Conveniently located within walking distance of Fareham town centre and the train station, this property combines character, space, and practicality in an enviable setting.

Stepping inside, you'll find a welcoming front-aspect living room, complete with a beautiful feature bay window that fills the space with natural light. The heart of the home is the kitchen/dining area, cleverly separated by a characterful archway, creating a charming yet functional space for cooking and entertaining. The conservatory extends the living space further,

providing a seamless flow to the generous west-facing rear garden, while also offering easy access to the downstairs bathroom.

Upstairs, the property boasts three well-proportioned bedrooms, each providing a comfortable retreat, along with a family bathroom to complete the first floor. Outside, the large rear garden is a true highlight, offering plenty of space for relaxation, play, or future landscaping potential. To the front, a private driveway provides off-road parking for two cars, ensuring both convenience and ease of access.

This charming home is the perfect blend of character, space, and location. With fantastic transport links and local amenities just moments away, this is an opportunity not to be missed.

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



PROPERTY INFORMATION

LOUNGE
13'1" x 11'11" (4.01 x 3.64)

DINING ROOM
11'2" x 11'0" (3.41 x 3.36)

KITCHEN
7'11" x 6'4" (2.42 x 1.95)

CONSERVATORY
11'6" x 11'4" (3.53 x 3.47)

DOWNSTAIRS BATHROOM
6'2" x 5'3/4" (1.88 x 1.63)

BEDROOM ONE
12'0" x 11'3" (3.66 x 3.43)

BEDROOM TWO
11'2" x 9'5" (3.41 x 2.88)

BEDROOM THREE
7'11" x 7'10" (2.42 x 2.39)

FAMILY BATHROOM
5'4" x 4'11" (1.65 x 1.51)

COUNCIL TAX BAND - D

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!

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.

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.

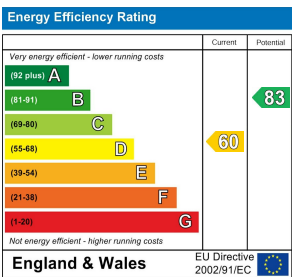
Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

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.

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



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