

For identification only - Not to scale



PROPERTY INFORMATION

LOCATION

Portchester is a village in the Borough of Fareham in Hampshire, England. It is 4 miles (6.4 km) northwest of Portsmouth and around 18 miles east of Southampton on the A27 road. Port Solent with its many shops, bars and restaurants is popular with Portchester residents and is just 2.3 miles to the east. Gunwharf Quays in nearby Portsmouth is fast becoming the leading leisure and pleasure destination on the South Coast. Both private and public schools can be found nearby in abundance as can dentists, doctors, gymnasiums and golf clubs. The nearby Cams Hall Estate boasts excellent opportunities to businesses together with a superb 27 hole golf course.

SCHOOLS

Cams Hill
Portchester Secondary
Wicor Primary
Northern Infant
Northern Junior
Red Barn Primary
Castle Primary

COUNCIL TAX BAND - F

Fareham Borough Council £3,126.58

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 o u r offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. O u r fee i s 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.

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.



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		



Call today to arrange a viewing
01329756500
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