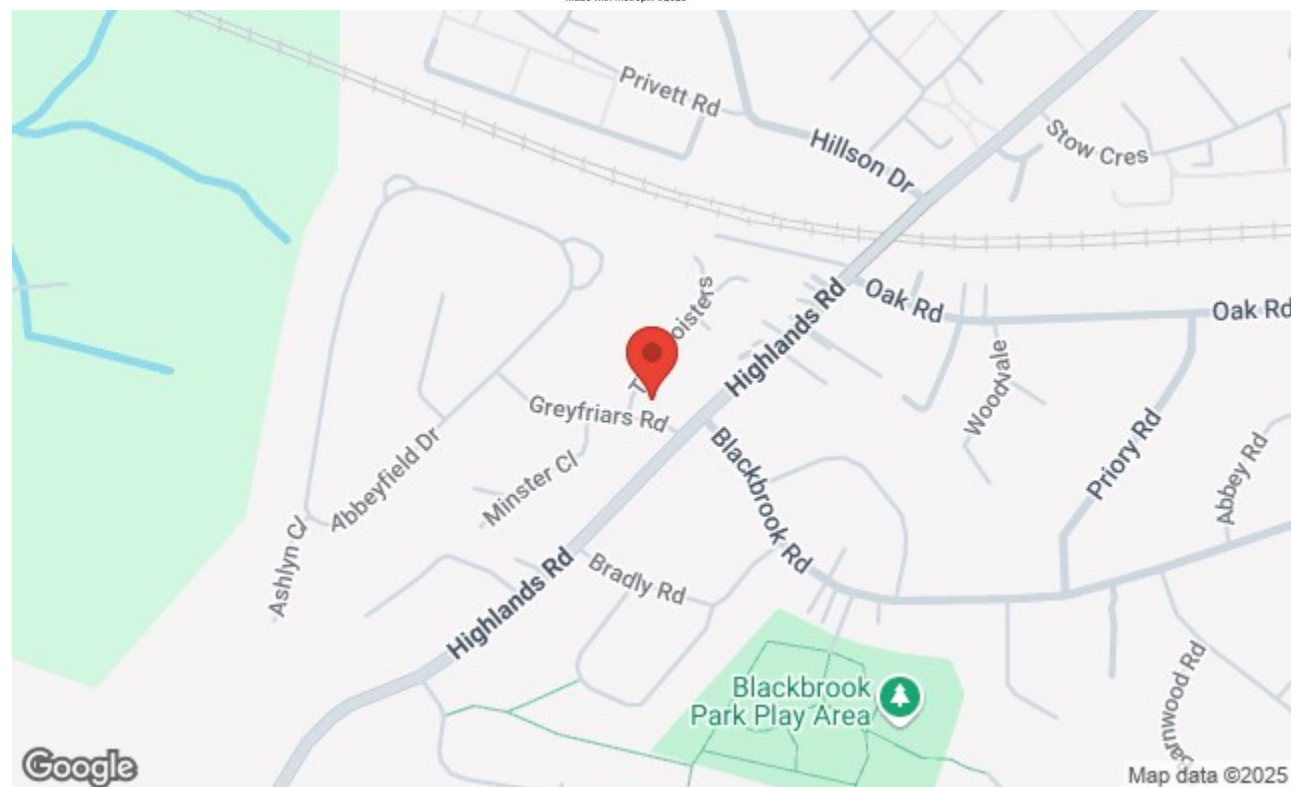
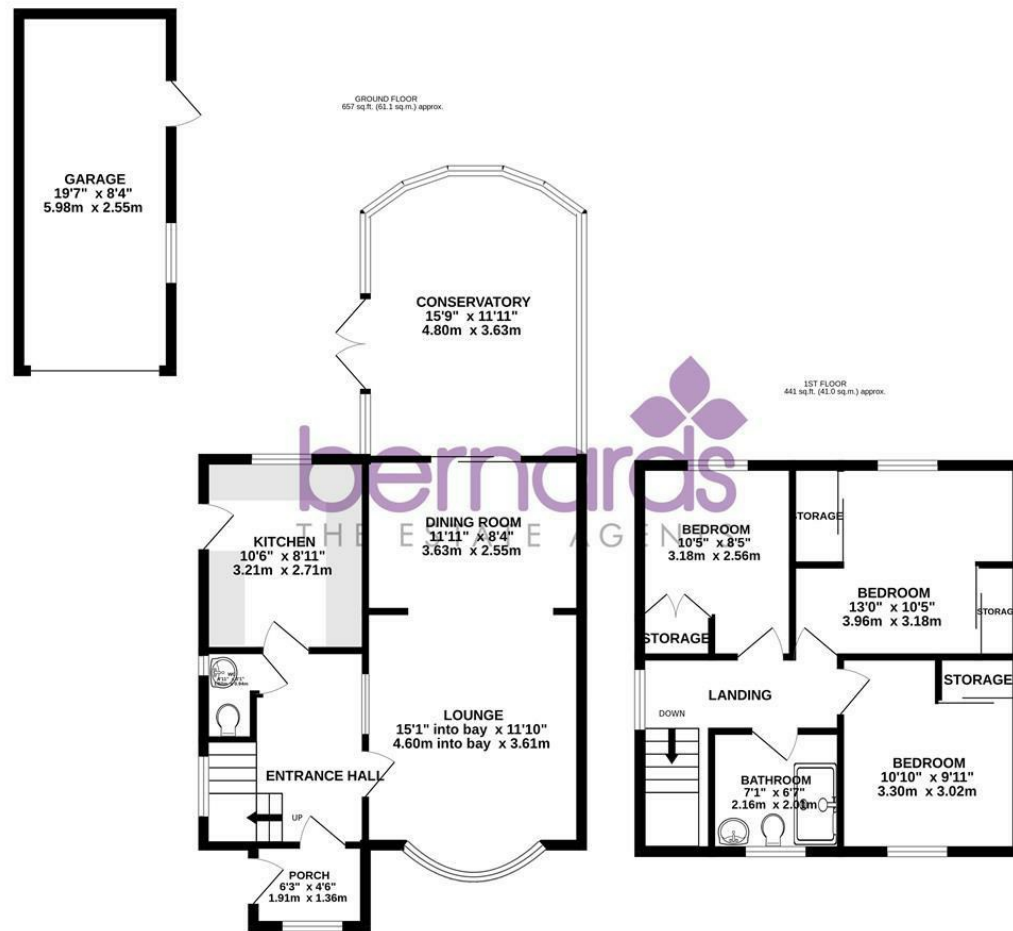


GARAGE
164 sq ft. (15.3 sq m.) approx.



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



FOR SALE

Offers Over £375,000

The Cloisters, Fareham PO15 5PU

bernards
THE ESTATE AGENTS



3 1 3

HIGHLIGHTS

- THREE DOUBLE BEDROOMS
- HUGE MATURE REAR GARDEN
- LARGE GATED DRIVEWAY AND SINGLE GARAGE
- POPULAR LOCATION
- DOWNSTAIRS W/C
- LOUNGE/DINER AND CONSERVATORY
- QUIET CUL-DE-SAC
- IMMACULATE CONDITION WITH POTENTIAL TO ADD YOUR OWN STAMP
- NEWLY UPDATED WALK IN SHOWER ROOM
- PRICED TO SELL

Offered to the market for the first time since new, this much-loved and beautifully maintained three-bedroom detached home is situated in a popular and well-established residential area, ideal for families or those seeking a peaceful retreat with excellent access to local amenities.

To the front, the property boasts a spacious block-paved driveway, providing ample off-road parking, complemented by a pretty flowered front garden. Double gates lead through to further parking and a single garage, offering both convenience and security.

Upon entering the home, a welcoming entrance porch opens into the central hallway, giving access to the main living areas. At the front of the property, a generously sized living room features a charming bay window that floods the space with natural light. The living room flows seamlessly into the dining area, which in turn opens via sliding doors to a substantial conservatory-a perfect second living space to relax and enjoy the garden all year round.

The kitchen, located at the rear of the property, is well-equipped with ample worktop space and storage, and also offers direct access to the garden. A convenient downstairs W/C completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, all with fitted wardrobes, and a family bathroom serving the upper level.

The rear garden is a true highlight of this home-beautifully landscaped and thoughtfully sectioned, it offers a paradise for green-fingered buyers. From vegetable patches and workshops to a rock garden, mature shrubs, and colourful flower beds, it's a tranquil, vibrant outdoor space to enjoy and explore.

This delightful property has been lovingly cared for by its current owner since new and offers a fantastic opportunity for someone to make it their own.

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



PROPERTY INFORMATION

LIVING ROOM
13'1"/196'10" x 11'10" (4/60 x 3.61)

DINING ROOM
11'10" x 8'4" (3.63 x 2.55)

KITCHEN
10'6" x 8'10" (3.21 x 2.71)

CONSERVATORY
15'8" x 11'10" (4.80 x 3.63)

BEDROOM ONE
12'11" x 10'5" (3.96 x 3.18)

BEDROOM TWO
10'9" x 9'10" (3.30 x 3.02)

BEDROOM THREE
10'5" x 11'8" (3.18 x 3.56)

BATHROOM
7'1" x 6'7" (2.16 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.

REMOVALS 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		
(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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