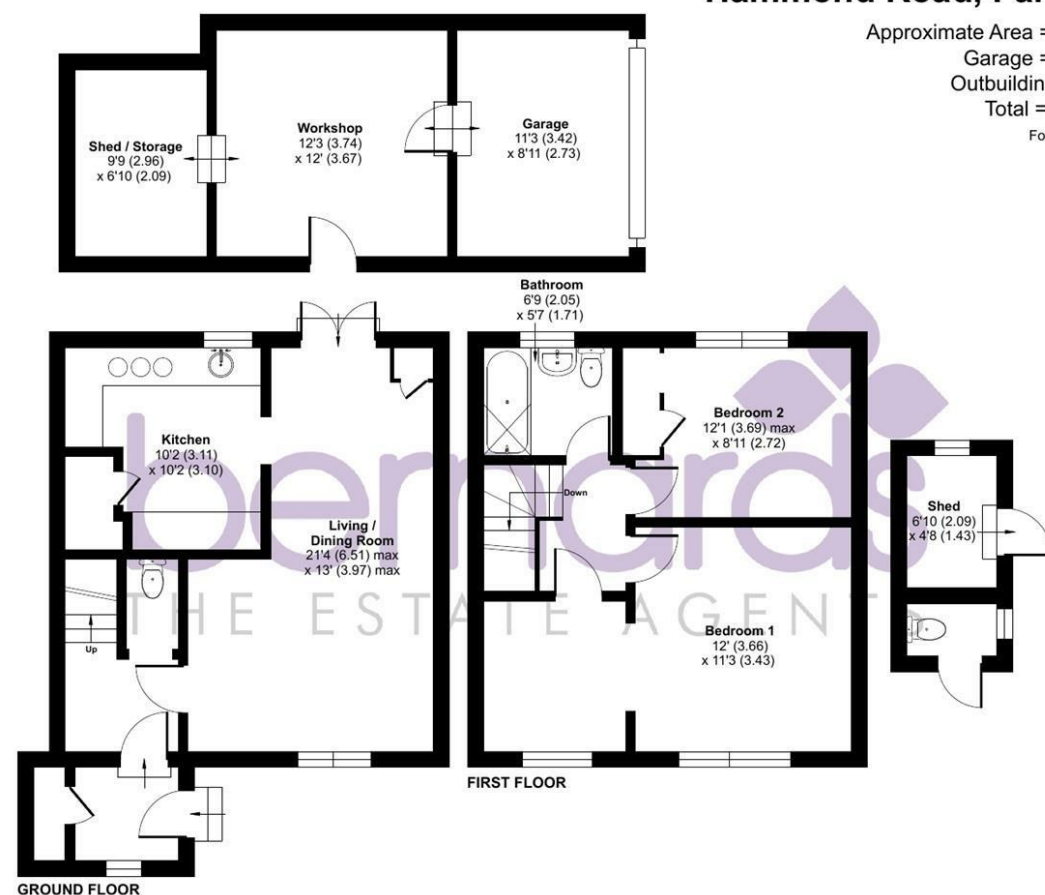




Hammond Road, Fareham, PO15

Approximate Area = 846 sq ft / 78.5 sq m
Garage = 324 sq ft / 30.1 sq m
Outbuilding = 45 sq ft / 4.1 sq m
Total = 1215 sq ft / 113 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1278911



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



Guide Price £300,000

Hammond Road, Fareham PO15 6PT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- SEMI DETACHED HOUSE
- TWO/THREE BEDROOMS
- MODERN FITTED KITCHEN
- BATHROOM
- LARGE REAR GARDEN
- GARAGE
- DRIVEWAY FOR MULTIPLE CARS
- DOWNSTAIRS CLOACKROOM
- POTENTIAL TO EXTEND SUBJECT TO PLANNING
- A MUST VIEW

Located on Hammond Road in the town of Fareham, this delightful semi-detached house offers a perfect blend of comfort and potential. Spanning an impressive 1,215 square feet, the property features Two/three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern fitted kitchen is a standout feature, equipped with contemporary appliances and ample storage, ensuring that culinary enthusiasts will feel right at home.

The property boasts a generously sized rear

garden, offering a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. With the added benefit of parking for up to three vehicles, convenience is at the forefront of this home's appeal.

Moreover, there is significant potential to extend the property, subject to planning permission, allowing you to tailor the space to your specific needs and desires. This flexibility makes it an exciting opportunity for those looking to invest in their future.

In summary, this semi-detached house on Hammond Road is not just a home; it is a canvas for your aspirations. With its modern amenities, spacious layout, and potential for expansion, it is a property that truly deserves your attention.

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



PROPERTY INFORMATION

LIVING/DINING ROOM
21'4" * .318'2" (6.51 * .97)

KITCHEN
10'2" * 10'2" (3.11 * 3.10)

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

BEDROOM TWO
12'1" * 8'11" (3.69 * 2.72)

BATHROOM
6'8" * 8'11" (2.05 * 2.72)

SHED
6'10" * 4'8" (2.09 * 1.43)

SHED/STORAGE
9'8" * 6'10" (2.96 * 2.09)

WORKSHOP
12'3" * 12'0" (3.74 * 3.67)

GARAGE SPACE
11'2" * 8'11" (3.42 * 2.73)

COUNCIL TAX BAND B

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.

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

REMOVAL QUOTE

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.

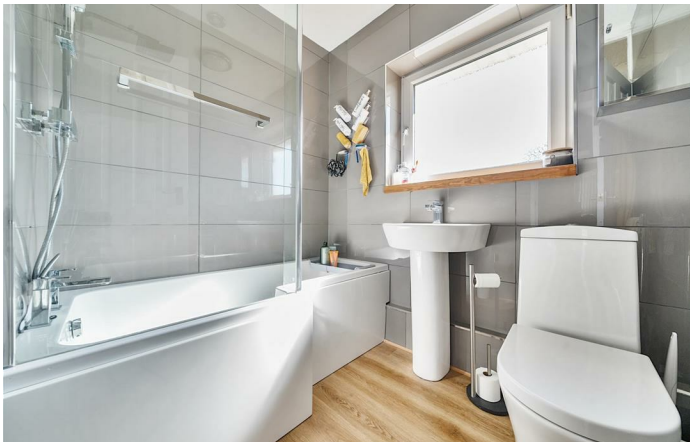
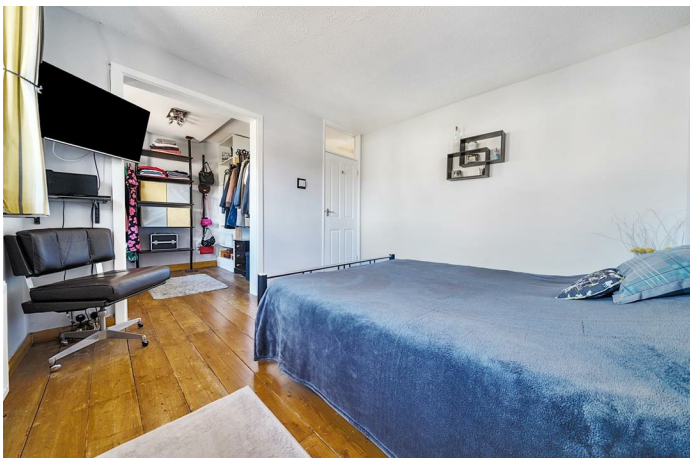
OFFER CHECK PROCEDURE

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.

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!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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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