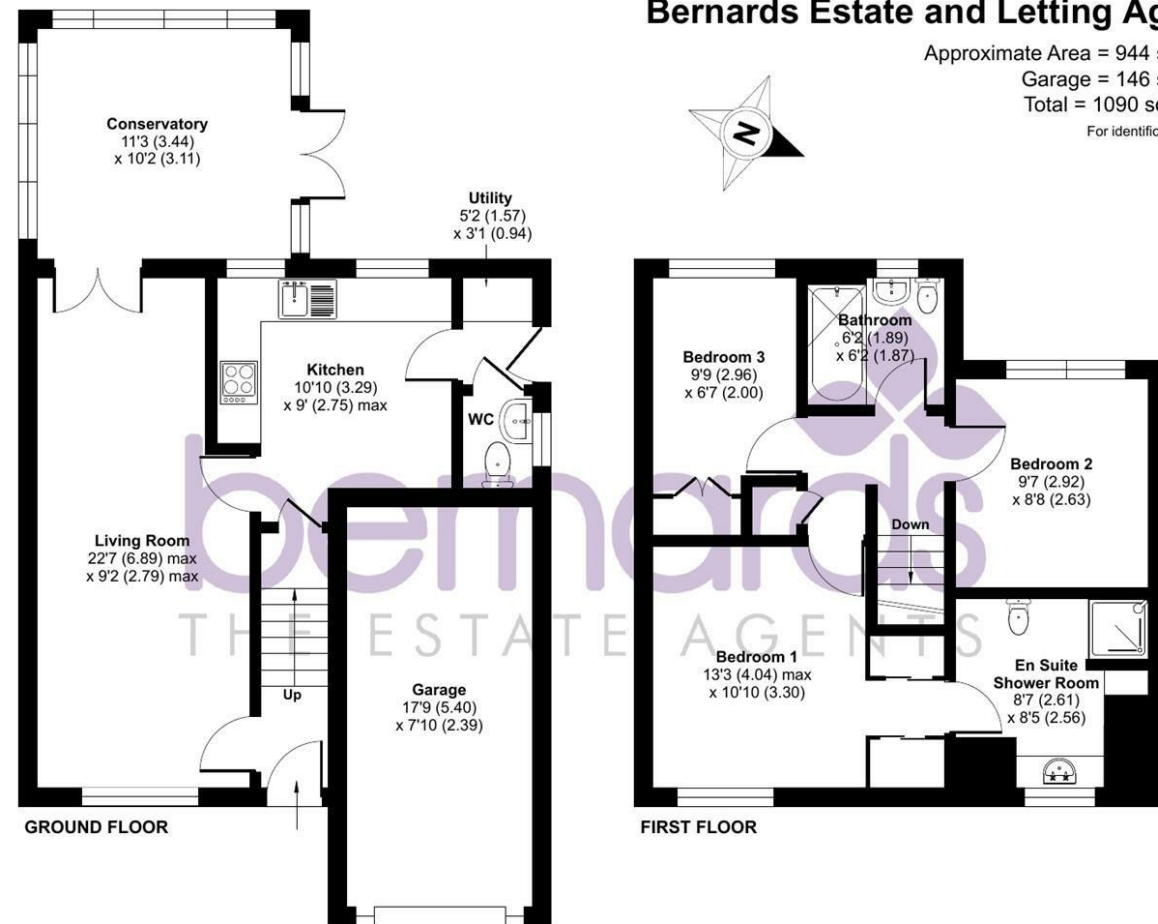
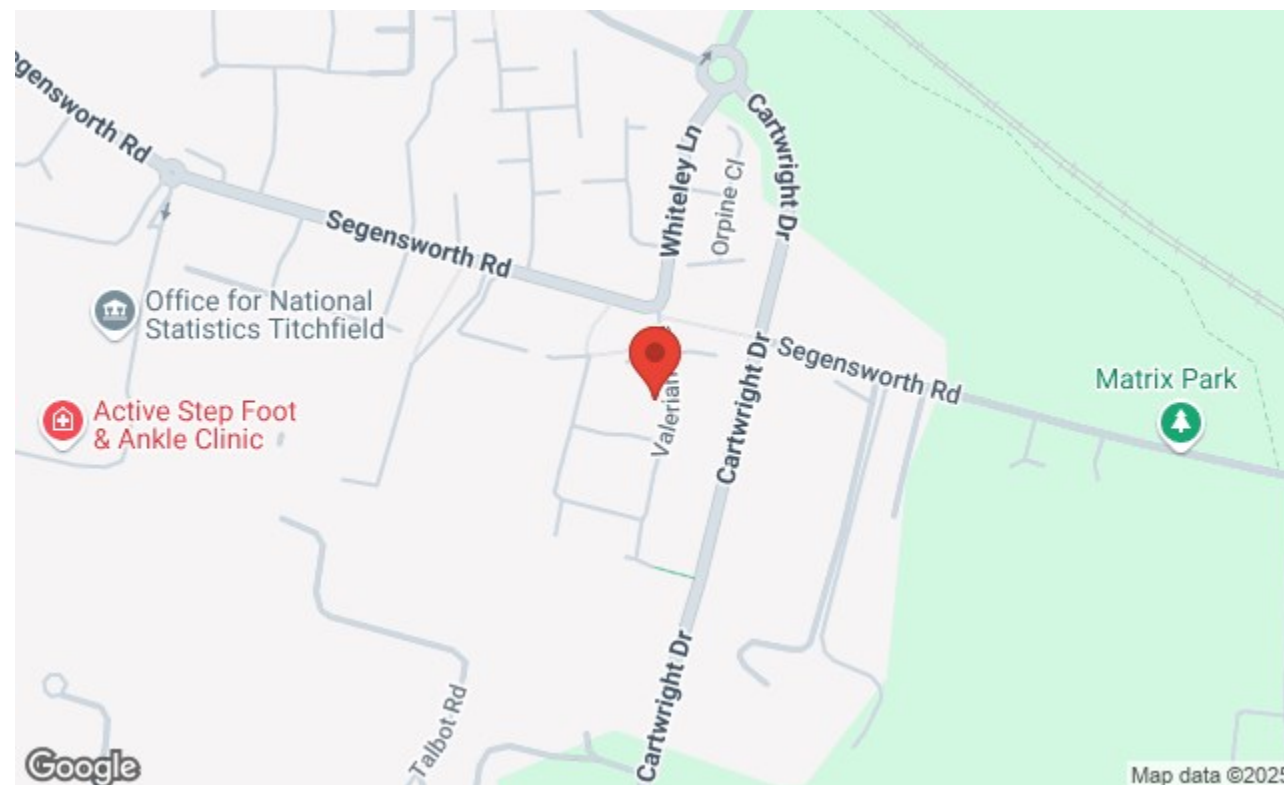


## Bernards Estate and Letting Agents Ltd

Approximate Area = 944 sq ft / 87.7 sq m  
Garage = 146 sq ft / 13.5 sq m  
Total = 1090 sq ft / 101.2 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1281889



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



Guide Price £450,000

Valerian Avenue, Fareham PO15 5TF

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ OFFERED WITH NO FORWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ DETACHED HOUSE
- ❖ DRIVEWAY AND GARAGE
- ❖ WEST FACING REAR GARDEN
- ❖ LARGE FRONT GARDEN
- ❖ CONSERVATORY
- ❖ CLOSE TO WHITELEY SHOPS AND ACCESS TO M27
- ❖ OVER 1,000SQFT
- ❖ UTILITY ROOM AND DOWNSTAIRS W/C

Nestled in the highly desirable Titchfield Park area, this beautifully presented three-bedroom detached home offers generous living space, modern comforts, and excellent outdoor areas – perfect for families and commuters alike.

Set back from the road with a large front garden, the home benefits from a private driveway with parking for two vehicles and a spacious integral garage. On entry, a welcoming hallway leads into a large open-plan lounge diner – an ideal space for relaxing or entertaining – which flows seamlessly into a bright and airy conservatory overlooking the west-facing rear garden, enjoying afternoon and evening sun. The conservatory is equipped with underfloor heating and an air source heat pump, allowing for year-round use and added comfort. The heat pump also functions as an air-conditioning unit, ensuring the space remains comfortable during warmer months. The kitchen is set to the side and features a separate pantry and utility room, along with convenient loft storage access.

Upstairs, the property offers three well-proportioned

bedrooms. The principal bedroom includes a private en-suite and dressing area, while another of the bedrooms comes with built-in wardrobes. A modern family bathroom and an additional storage cupboard complete the upstairs layout.

Outside, the private rear garden features a patio area ideal for al fresco dining, while the peaceful setting ensures a sense of privacy and tranquility.

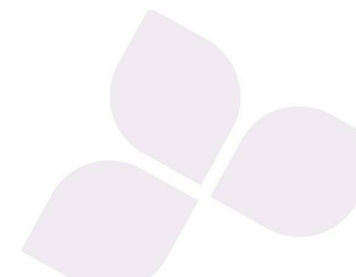
Additional highlights include a recently installed combi boiler with a 10-year warranty, double glazing throughout, and excellent storage solutions

Ideally located just off the M27 and close to Whiteley Shopping Centre and Fareham train station, this home is perfectly placed for easy commuting and access to local amenities.

Call today to arrange a viewing

01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE DINER**  
22'7" x 9'1" (6.89 x 2.79)

**KITCHEN**  
10'9" x 9'0" (3.29 x 2.75)

**CONSERVATORY**  
11'3" x 10'2" (3.44 x 3.11)

**UTILITY ROOM**  
5'1" x 3'1" (1.57 x 0.94)

**W/C**

**GARAGE**  
17'8" x 7'10" (5.40 x 2.39)

**BEDROOM ONE**  
13'3" x 10'9" (4.04 x 3.30)

**ENSUITE**  
8'6" x 8'4" (2.61 x 2.56)

**BEDROOM TWO**  
9'6" x 8'7" (2.92 x 2.63)

**BEDROOM THREE**  
9'8" x 6'6" (2.96 x 2.00)

**BATHROOM**  
6'2" x 6'1" (1.89 x 1.87)

**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



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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