



Fort Fareham Road, Fareham, PO14

Approximate Area = 675 sq ft / 62.7 sq m

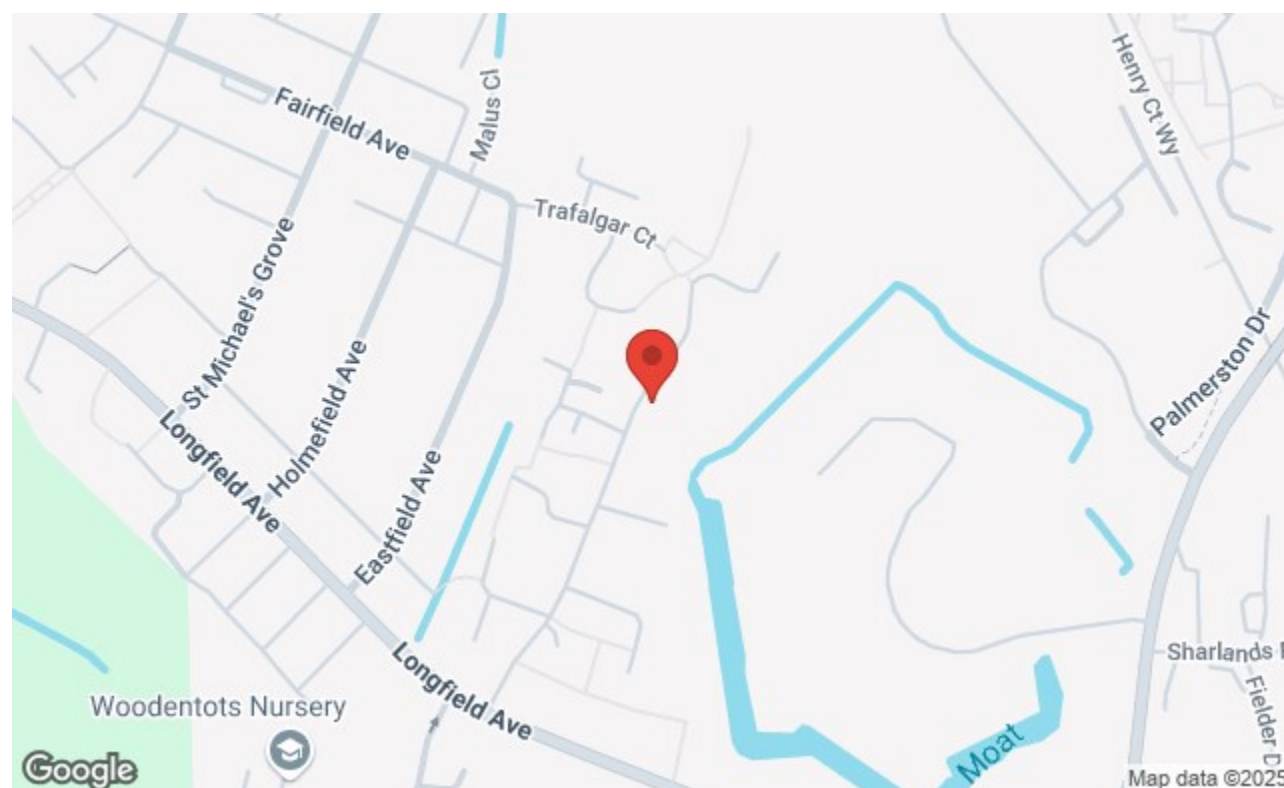
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1283285



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Guide Price £260,000

Fort Fareham Road, Fareham PO14 1DH

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ TWO BEDROOMS
- ❖ TERRACED HOUSE
- ❖ ALLOCATED PARKING
- ❖ REAR GARDEN
- ❖ MODERN FITTED KITCHEN
- ❖ UPSTAIRS BATHROOM
- ❖ IDEAL FIRST TIME BUYER PURCHASE
- ❖ A MUST VIEW
- WALKING DISTANCE TO TOWN

NO FORWARD CHAIN

Situated on Fort Fareham Road in the charming town of Fareham, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. Spanning a comfortable 675 square feet, the property features two well-proportioned bedrooms, making it ideal for small families or those seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout flows seamlessly into a functional kitchen, which provides ample space for culinary pursuits. The property also boasts a well-appointed bathroom, ensuring convenience for everyday living.

the home comes with an allocated parking space available for one vehicle, a valuable asset in this

desirable location.

Situated within walking distance to Fareham town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities. The vibrant community and excellent transport links further enhance the appeal of this property, making it a perfect choice for those looking to settle in a lively area.

In summary, this mid-terrace house on Fort Fareham Road is a fantastic opportunity for first-time buyers seeking a charming home in a convenient location. With its inviting living spaces and proximity to the town centre, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

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



PROPERTY INFORMATION

RECEPTION ROOM
17'2" * 12'11" (5.24 * 3.95)

KITCHEN
12'10" * 8'9" (3.92 * 2.68)

BEDROOM ONE
13'0" * 9'4" (3.97 * 2.85)

BEDROOM TWO
12'11" * 8'9" (3.96 * 2.68)

BATHROOM
6'8" * 6'7" (2.05 * 2.02)

COUNCIL TAX BAND B

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.

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.

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		88
(81-91) B		
(69-80) C	67	
(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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