



Offers In Excess Of £875,000

The Avenue, Fareham PO14 1PB

bernards  
THE ESTATE AGENTS



TOTAL FLOOR AREA : 3466 sq.ft. (322.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



## HIGHLIGHTS

- ❖ LARGE DETACHED FAMILY HOME
- ❖ FOUR DOUBLE BEDROOMS
- ❖ SHOWER ROOM AND ENSUITE TO MASTER
- ❖ SEPERATE LOUNGE WITH LOG BURNER
- ❖ KITCHEN/DINER/FAMILY ROOM SPANNING OVER 40FT
- ❖ SELF CONTAINED ANNEXE
- ❖ HOME OFFICE
- ❖ LARGE BEAUTIFUL LANDSCAPED REAR GARDEN
- ❖ OUTDOOR BAR AREA
- PARKING FOR MULTIPLE VEHICLES

Situated on The Avenue in Fareham, this detached home is a true gem waiting to be discovered. Boasting three spacious reception rooms and five inviting bedrooms, this property offers ample space for comfortable living. With three bathrooms, convenience is key in this delightful abode.

Spread across an impressive 3,466 sq ft, this home provides a generous living area for you and your loved ones to enjoy. The parking area, with space for up to 7 vehicles, ensures that both residents and guests will always find a spot with ease.

One of the standout features of this property is the half-acre plot it sits on, offering a vast outdoor space for relaxation and entertainment. The four double bedrooms

provide a cosy retreat, while the annexe adds versatility to the property, perfect for guests or as a private workspace.

For those who love to entertain, the outdoor bar is a fantastic addition, ideal for hosting gatherings and creating lasting memories. The large kitchen/diner/family room is the heart of the home, providing a welcoming environment for everyday living and socialising.

Don't miss the opportunity to make this detached home in Fareham your own - a perfect blend of space, comfort, and entertainment options, all in one desirable package.



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



Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
17'11" \* 13'10" (5.48 \* 4.23)

**UTILITY ROOM**  
10'5" \* 6'3" (3.18 \* 1.91)

**KITCHEN/DINER/FAMILY ROOM**  
40'3" \* 26'10" (12.27 \* 8.20)

**BEDROOM ONE**  
16'5" \* 14'0" (5.01 \* 4.27)

**ENSUITE**  
12'0" \* 9'3" (3.66 \* 2.84)

**DRESSING AREA**  
13'8" \* 3'10" (4.19 \* 1.19)

**BEDROOM TWO**  
15'5" \* 11'6" (4.70 \* 3.53)

**BEDROOM THREE**  
15'4" \* 11'6" (4.68 \* 3.53)

**BEDROOM FOUR**  
10'11" \* 9'4" (3.35 \* 2.86)

**SHOWER ROOM**  
9'4" \* 7'9" (2.86 \* 2.37)

**ANNEXE LOUNGE**  
17'0" \* 12'11" (5.19 \* 3.94)

**ANNEXE BEDROOM**  
14'11" \* 11'5" (4.56 \* 3.50)

**ANNEXE KITCHEN**  
11'8" \* 5'1" (3.56 \* 1.57)

**ANNEXE SHOWER ROOM**  
7'6" \* 2'11" (2.31 \* 0.89)

**OFFICE**  
12'2" \* 12'2" (3.73 \* 3.71)

**OUTDOOR BAR AREA**  
29'5" \* 15'1" (8.97 \* 4.61)

**COUNCIL TAX BAND G**

**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.

**SOLICITOR**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain a n 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.

## 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 on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.



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  
www.bernardsestates.co.uk

