

Guide Price £525,000

Wickham Road, Fareham PO16 7HY

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ SITUATED ON A LARGE PLOT
- ❖ THREE BEDROOMS
- ❖ SEMI DETACHED FAMILY HOME
- ❖ KITCHEN AND DINING ROOM
- ❖ LIVING ROOM WITH DOUBLE DOORS TO REAR GARDEN
- ❖ BATHROOM AND W/C
- ❖ PARKING FOR MULTIPLE VEHICLES
- ❖ SET BACK FROM THE ROAD
- ❖ WALKING DISTANCE TO FAREHAM TOWN CENTER
- ❖ CATCHMENT FOR HARRISON AND CAMS HILL SCHOOL

Located on Wickham Road in the charming town of Fareham, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,196 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space.

The property features a well-appointed bathroom and is set back from the road, providing a sense of privacy and tranquillity. One of the standout features of this home is its large plot, which not only enhances the outdoor space but also offers ample parking for up to four vehicles, a rare find in this area.

Location is key, and this residence is within walking distance to Fareham town centre, where you can enjoy a variety of shops, cafes, and amenities. Additionally, the property falls within the catchment area for the highly regarded Harrison and Cams Hill Schools, making it an excellent choice for families with children.

This semi-detached house on Wickham Road presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the chance to make this property your own.

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







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# PROPERTY INFORMATION

## LIVING ROOM

19'9" \* 12'3" (6.04 \* 3.75)

## DINING ROOM

11'11" \* 8'7" (3.64 \* 2.62)

## KITCHEN

11'11" \* 9'11" (3.65 \* 3.03)

## BEDROOM ONE

19'9" \* 12'5" (6.03 \* 3.80)

## BEDROOM TWO

12'0" \* 9'4" (3.66 \* 2.87)

## BEDROOM THREE/OFFICE

9'3" \* 8'5" (2.82 \* 2.57)

## BATHROOM

8'11" \* 5'7" (2.72 \* 1.72)

## Council Tax Band D

## 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.

## 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.

## 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.

## 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!

## 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



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		
	60	76
EU Directive 2002/91/EC		
England & Wales		

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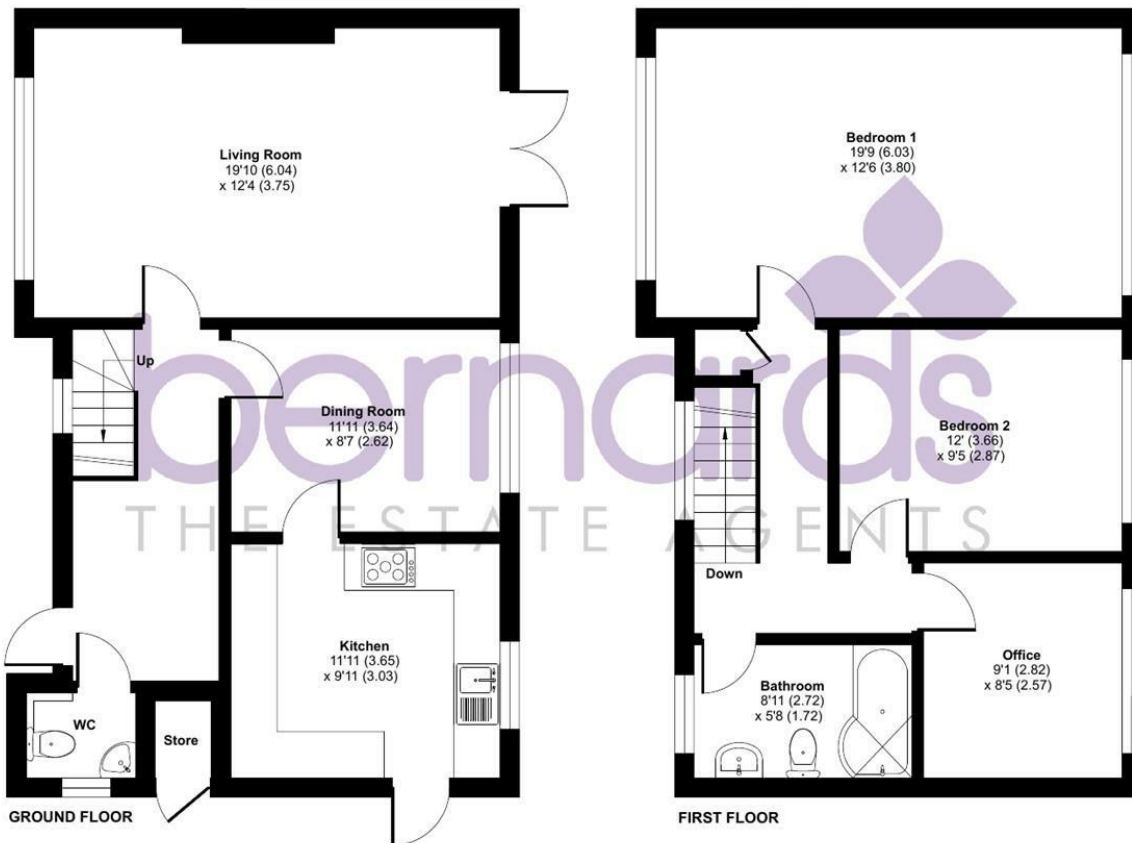
## Wickham Road, Fareham, PO16

Approximate Area = 1188 sq ft / 110.3 sq m

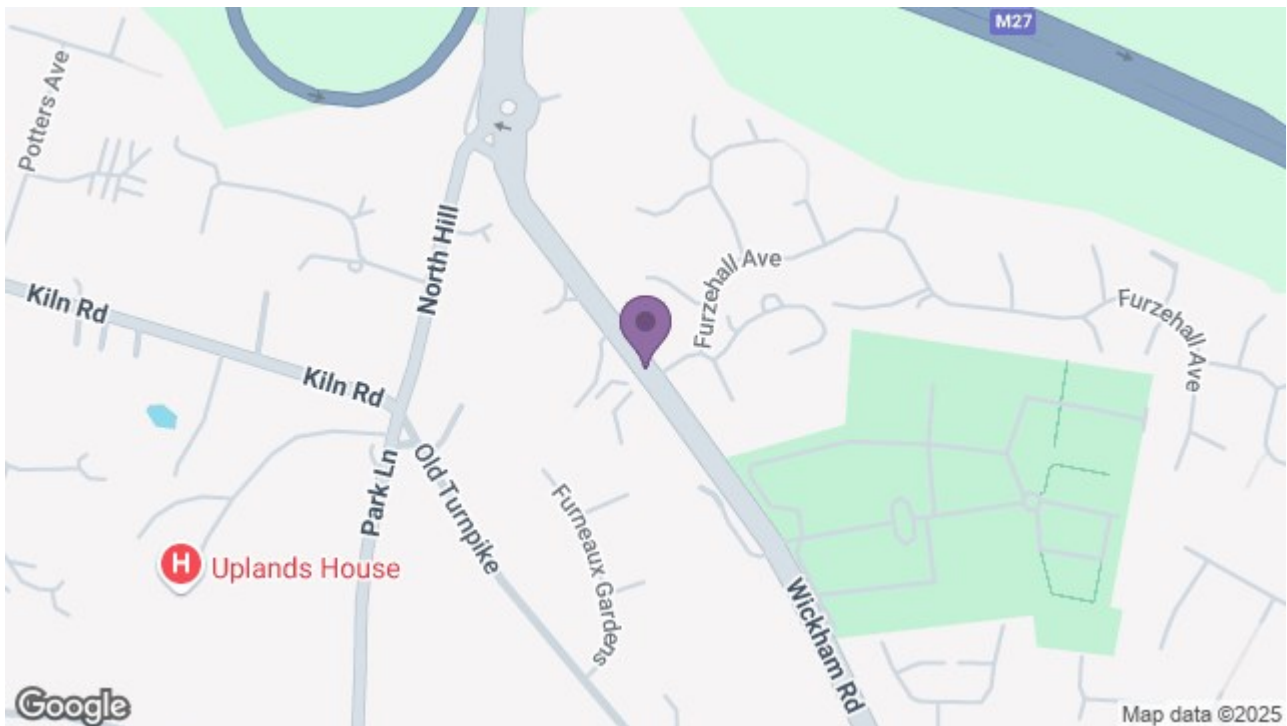
Outbuilding = 8 sq ft / 0.7 sq m

Total = 1196 sq ft / 111 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). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1290528



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