

Guide Price £425,000

Merton Avenue, Fareham PO16
9NH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- SEMI-DETACHED HOME
- THREE BEDROOMS
- TWO SHOWER ROOMS
- OFFICE
- OUTBUILDING
- WEST FACING REAR GARDEN
- DRIVE WAY
- MODERN FITTED KITCHEN
- WALKING DISTANCE TO THE WATERFRONT
- A MUST VIEW

Situated on Merton Avenue, Portchester, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,408 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

With three well-proportioned bedrooms, this home provides ample space for families or those seeking a little extra room. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

One of the standout features of this property is the west-facing rear garden, which invites an abundance of natural light throughout the day. This outdoor space is perfect for enjoying sunny

afternoons or hosting summer barbecues with family and friends.

Additionally, the property offers parking for two vehicles, a valuable asset in today's busy world.

This home is not just a place to live; it is a sanctuary that combines practicality with a warm and inviting atmosphere. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this property on Merton Avenue is a wonderful opportunity not to be missed.

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





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PROPERTY INFORMATION

LOUNGE

15'11" * 9'9" (4.86 * 2.98)

KITCHEN

21'3" * 17'8" (6.50 * 5.39)

DINING ROOM

14'9" * 11'4" (4.52 * 3.47)

OFFICE

15'1" * 5'7" (4.60 * 1.72)

BEDROOM ONE

17'8" * 11'11" (5.39 * 3.65)

BEDROOM TWO

10'11" * 6'7" (3.35 * 2.02)

BEDROOM THREE

10'10" * 6'11" (3.31 * 2.12)

Council Tax Band D

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!

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.

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.

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

EPC

Awaiting updated EPC



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		
England & Wales		
EU Directive 2002/91/EC		

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Merton Avenue, Fareham, PO16

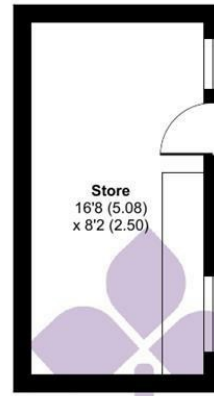
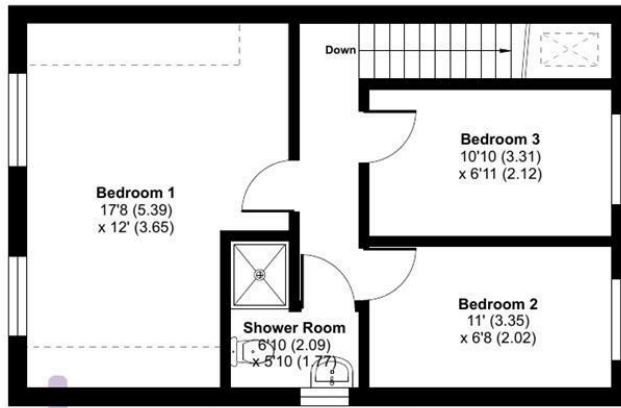
Approximate Area = 1233 sq ft / 114.5 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

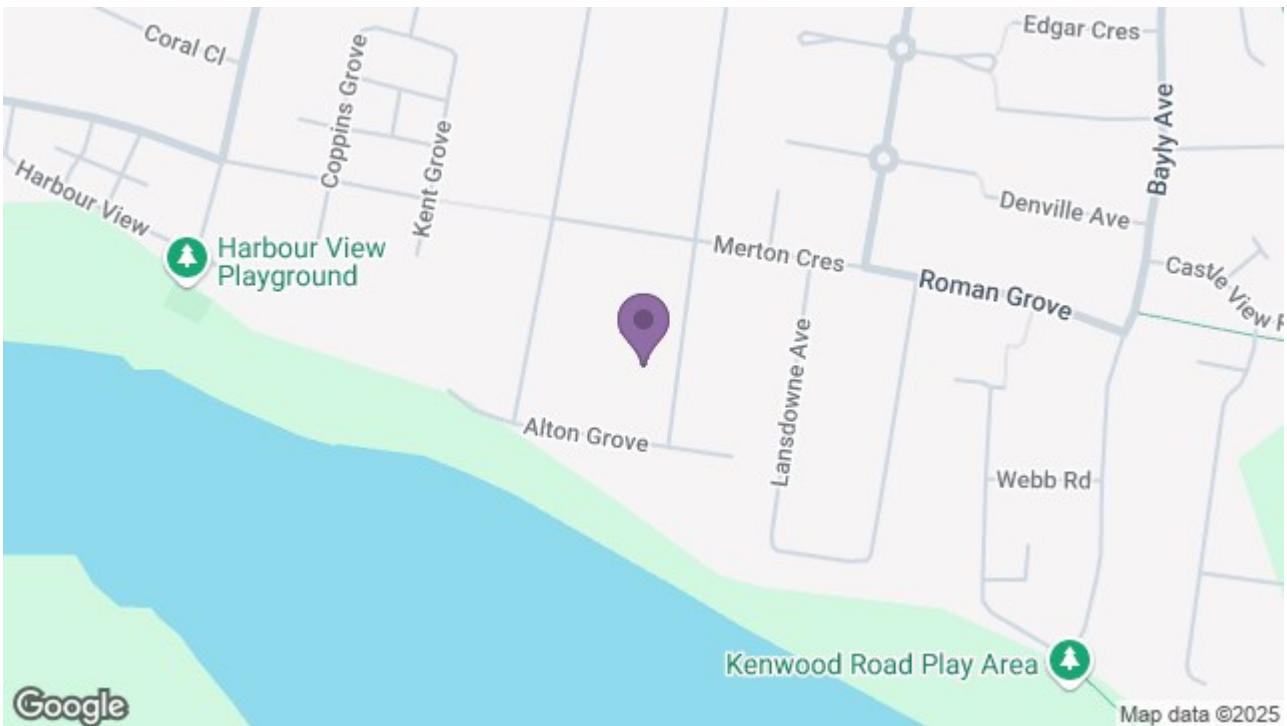
Outbuilding = 137 sq ft / 12.7 sq m

Total = 1408 sq ft / 130.7 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1298054



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