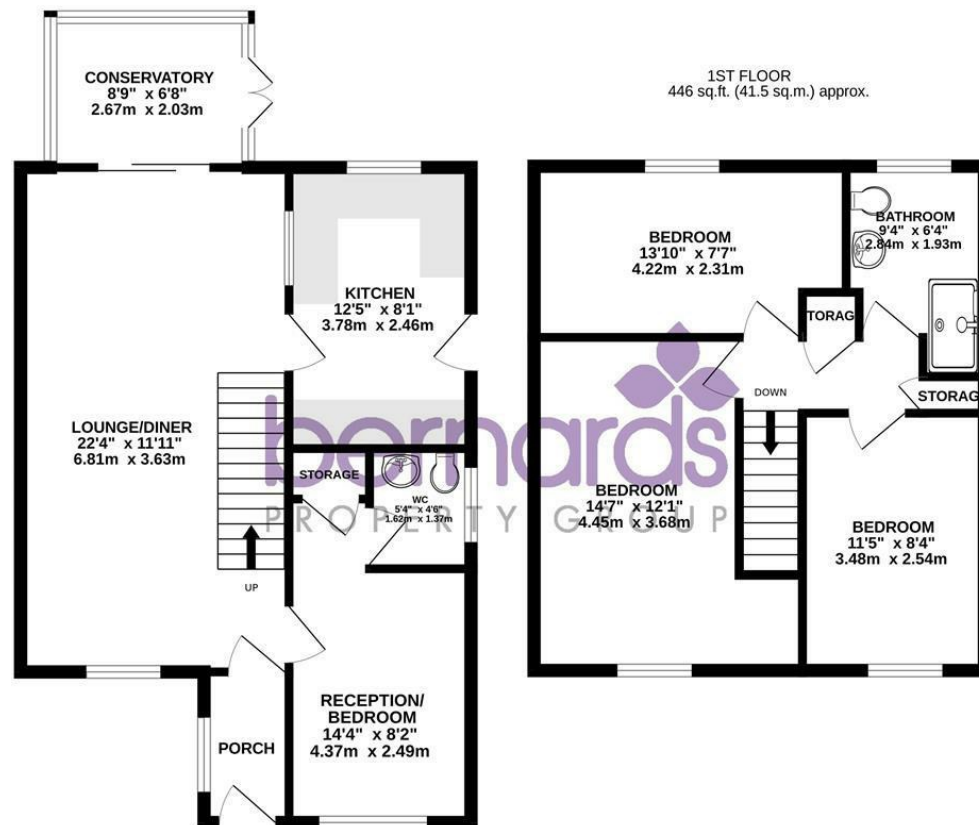
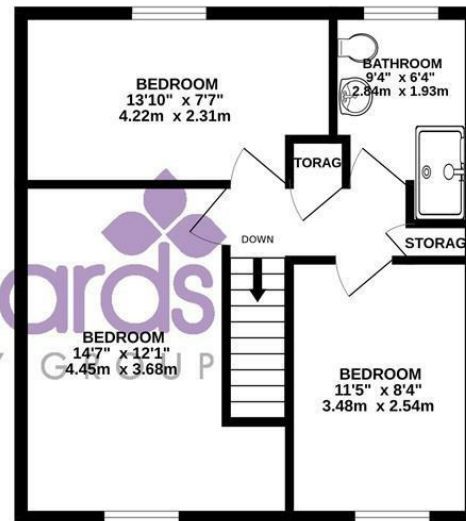


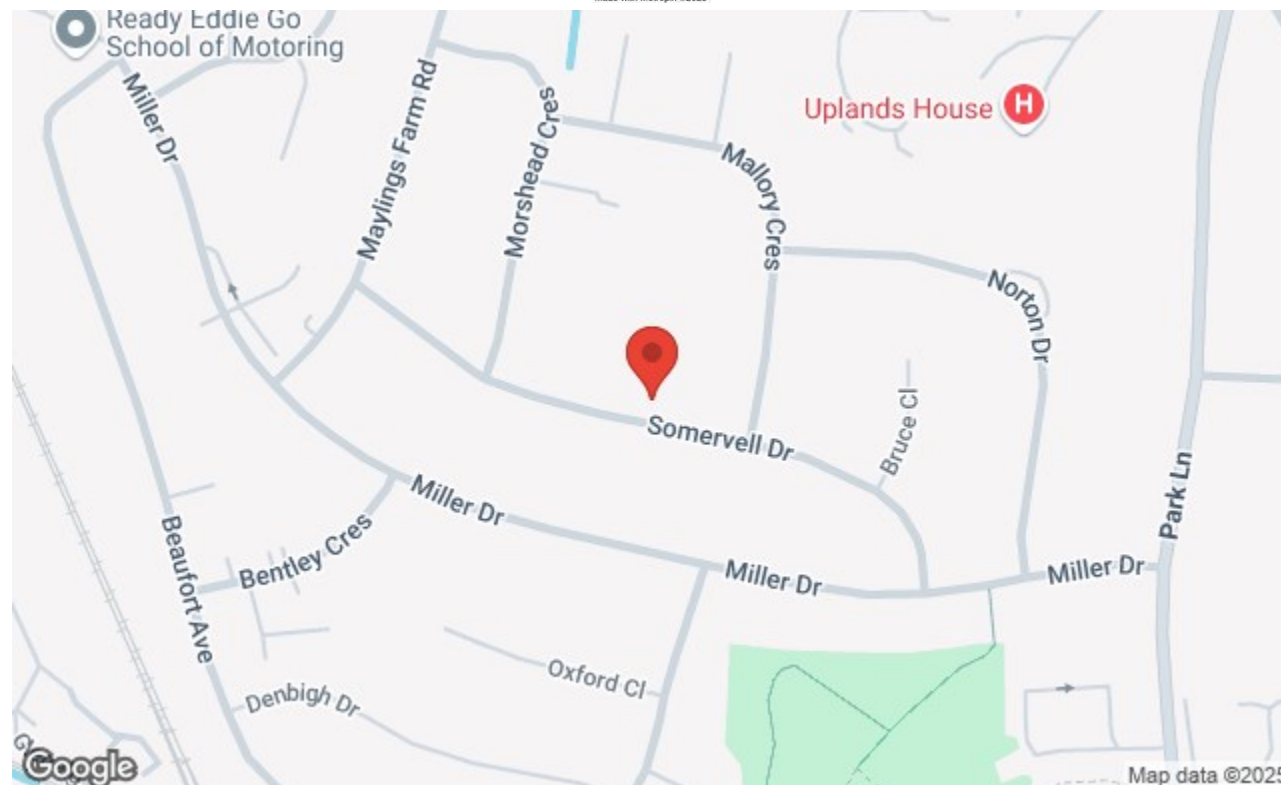
GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 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.
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79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500



FOR SALE

Guide Price £350,000

Somervell Drive, Fareham PO16 7QL

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ THREE/FOUR BEDROOM HOME
- ❖ SEMI-DETACHED HOUSE
- ❖ CONSERVATORY
- ❖ LOUNG/DINER
- ❖ MODERN SHOWER ROOM
- ❖ REQUESTED LOCTAION
- ❖ GOOD SIZE REAR GARDEN
- ❖ PRIVATE DRIVEWAY
- ❖ A MUST VIEW

Located in the sought-after Uplands development of Fareham, this charming semi-detached house on Somervell Drive offers a delightful blend of comfort and modern living. Spanning an impressive 1,030 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The additional reception room presents a versatile option, easily adaptable as a fourth bedroom or a study, catering to your individual needs. The modern fitted shower room adds a touch of contemporary elegance, ensuring convenience for daily routines.

The sizeable rear garden is a standout feature, offering a private outdoor sanctuary perfect for

gardening enthusiasts or family gatherings. With parking available for two vehicles, this property combines practicality with comfort.

Being chain-free, this home presents a seamless opportunity for prospective buyers to move in without delay. The Uplands development is renowned for its community spirit and accessibility to local amenities, making it a desirable location for those looking to settle in Fareham.

In summary, this semi-detached house on Somervell Drive is a wonderful opportunity to acquire a spacious and versatile family home in a popular area. With its modern features and generous outdoor space, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

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



PROPERTY INFORMATION

LOUNGE/DINER
22'4" * 11'10" (6.81 * 3.63)

CONSERVATORY
8'9" * 6'7" (2.67 * 2.03)

KITCHEN
12'4" * 8'0" (3.78 * 2.46)

RECEPTION/BEDROOM
14'4" * 8'2" (4.37 * 2.49)

BEDROOM ONE
14'7" * 12'0" (4.45 * 3.68)

BEDROOM TWO
13'10" * 7'6" (4.22 * 2.31)

BEDROOM THREE
11'5" * 8'3" (3.48 * 2.54)

SHOWER ROOM
9'3" * 6'3" (2.84 * 1.93)

COUNCIL TAX BAND D

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.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

OFFER CHECK

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!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	65	
(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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