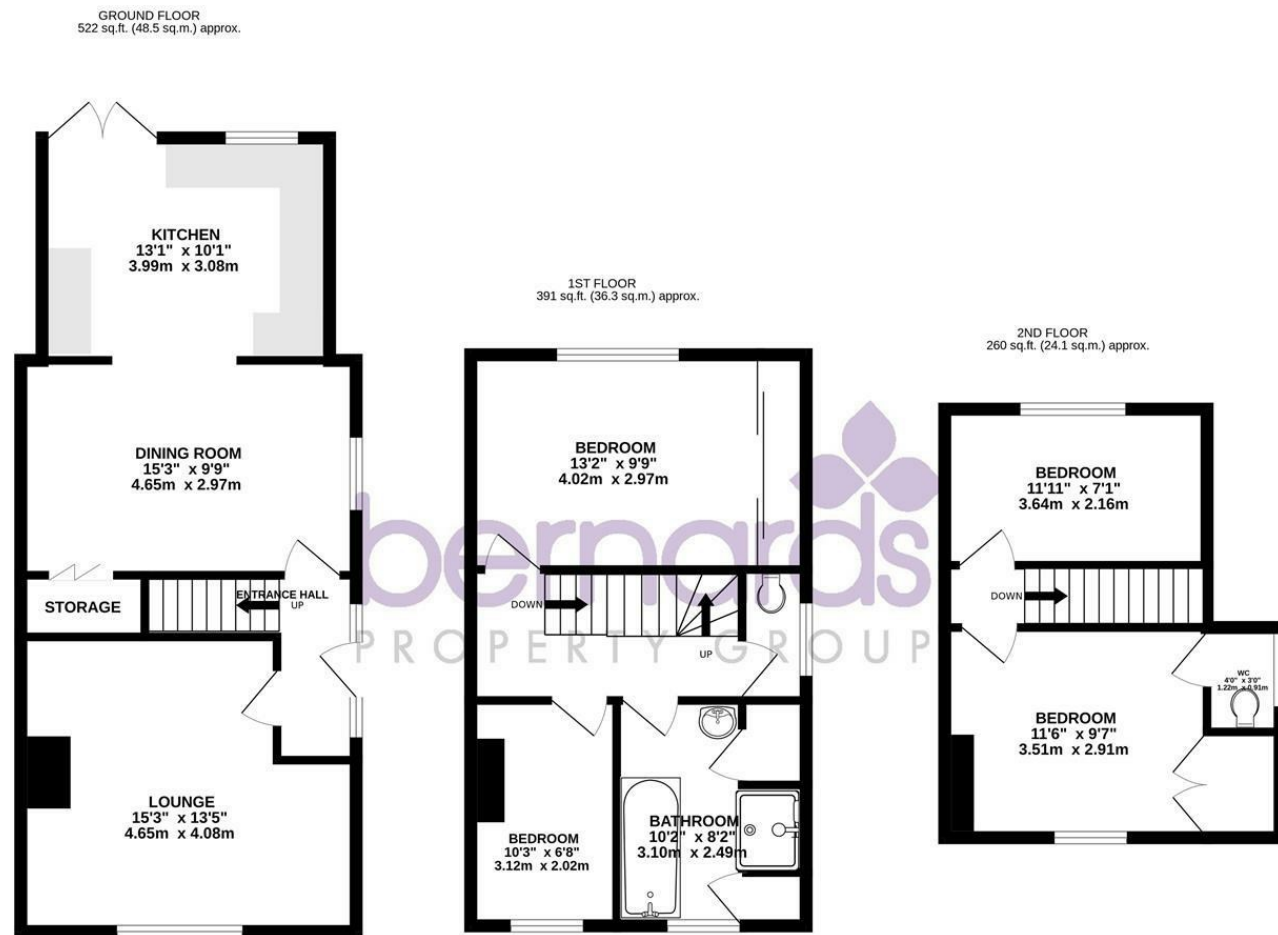
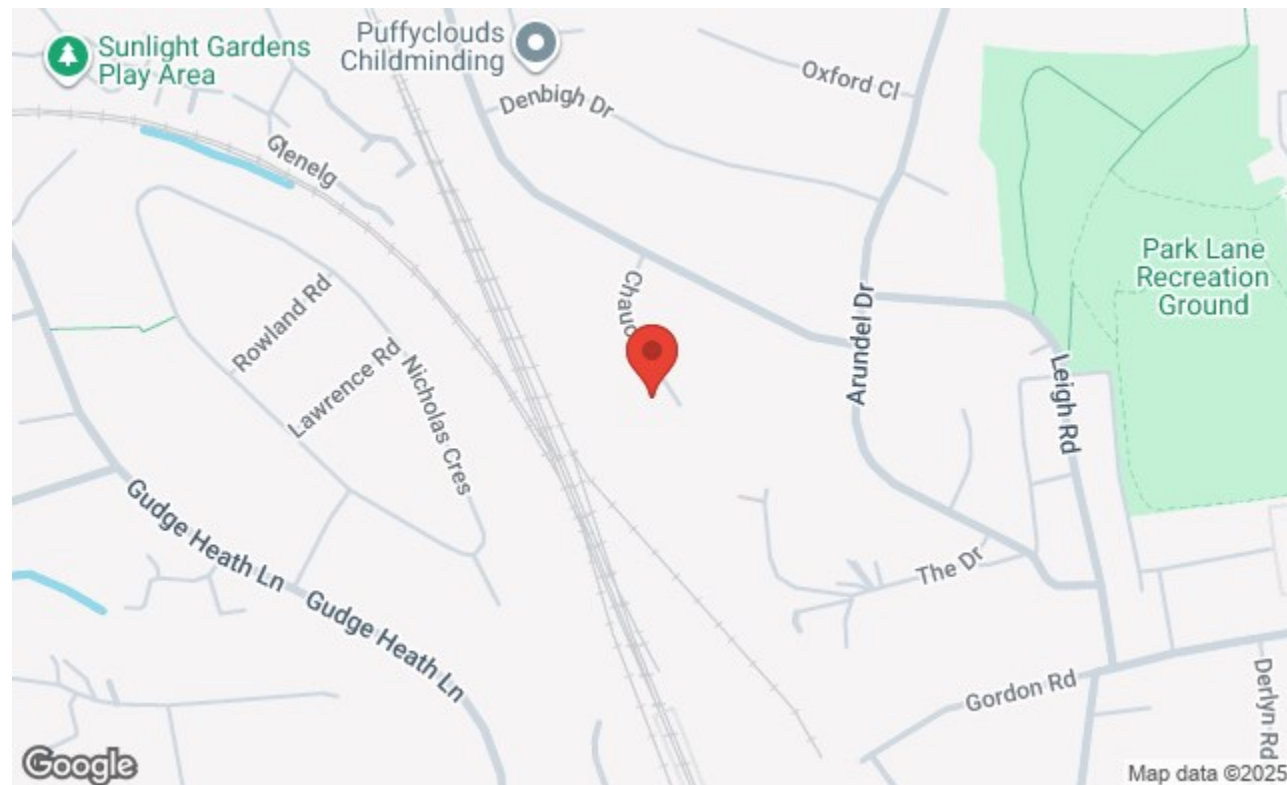




TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

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



Guide Price £465,000

Chaucer Close, Fareham PO16 7PD

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FOUR BEDROOM HOME
- ❖ BEAUTIFUL REAR GARDEN
- ❖ MODERN KITCHEN OPENING OUT TO THE GARDEN
- ❖ LARGE DRIVEWAY FOR THREE CARS
- ❖ 1,172 SQFT OF SPACE
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ STYLISHLY DECORATED THROUGHOUT
- ❖ PRIVATE REAR GARDEN WITH PATIO, DECKING AND WORKSHOP

Tucked away in a quiet cul-de-sac, this beautifully presented four-bedroom semi-detached home offers generous living space across three floors, a large driveway, and a private, landscaped garden – perfect for families or those seeking versatile accommodation in a sought-after location.

To the front, a spacious driveway provides off-road parking for up to three vehicles. Step inside, and you're welcomed by a tastefully decorated interior throughout. The front lounge is a warm and inviting space, featuring a charming fireplace and plenty of room for seating and furniture. At the heart of the home is the separate dining room, ideal for entertaining or relaxing, with space for a dining set and sofa. This flows into the modern kitchen at the rear, offering ample cupboard space, integrated appliances, and direct access to the garden.

The first floor comprises three bedrooms and a family bathroom. Bedroom one is a generous double with fitted wardrobes and lovely views over the rear garden. Bedroom four is a well-proportioned single, currently used as a home office or study. The spacious

family bathroom features a contemporary four-piece suite, including a separate shower and bath.

The second floor offers two further double bedrooms, one of which benefits from its own private W/C – ideal for guests or older children.

Outside, the rear garden is a real highlight – beautifully landscaped and backing onto mature trees, it offers excellent privacy. There's a combination of patio, decking, and lawn, along with mature borders, a covered seating area for all-weather enjoyment, and a substantial workshop – ideal for hobbies and storage.

This is a fantastic opportunity to acquire a flexible and stylish family home in a peaceful setting, yet within easy reach of local schools, shops, and transport links.

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



# PROPERTY INFORMATION

**LOUNGE**  
15'3" x 13'4" (4.65 x 4.08)

**DINING ROOM**  
15'3" x 9'8" (4.65 x 2.97)

**KITCHEN**  
13'1" x 10'1" (3.99 x 3.08)

**BEDROOM ONE**  
13'2" x 9'8" (4.02 x 2.97)

**BEDROOM TWO**  
11'6" x 9'6" (3.51 x 2.91)

**BEDROOM THREE**  
11'11" x 7'1" (3.64 x 2.16)

**BEDROOM FOUR**  
10'2" x 6'7" (3.12 x 2.02)

**BATHROOM**  
10'2" x 8'2" (3.10 x 2.49)

**W/C**  
4'0" x 2'11" (1.22 x 0.91)

## 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.

## REMOVALS QUOTES

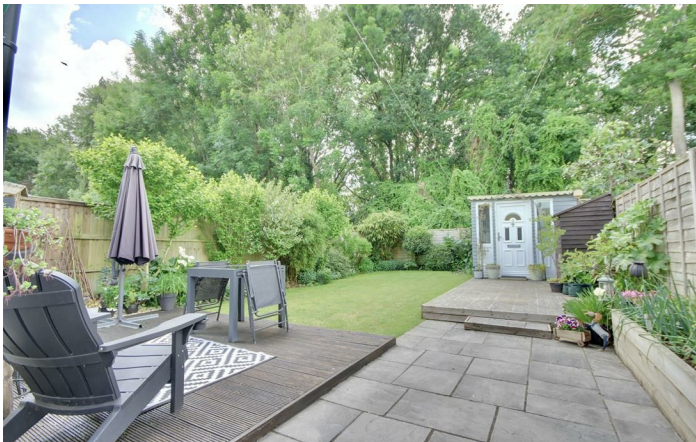
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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

## TENURE

Freehold



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 82        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 67      |           |
| (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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