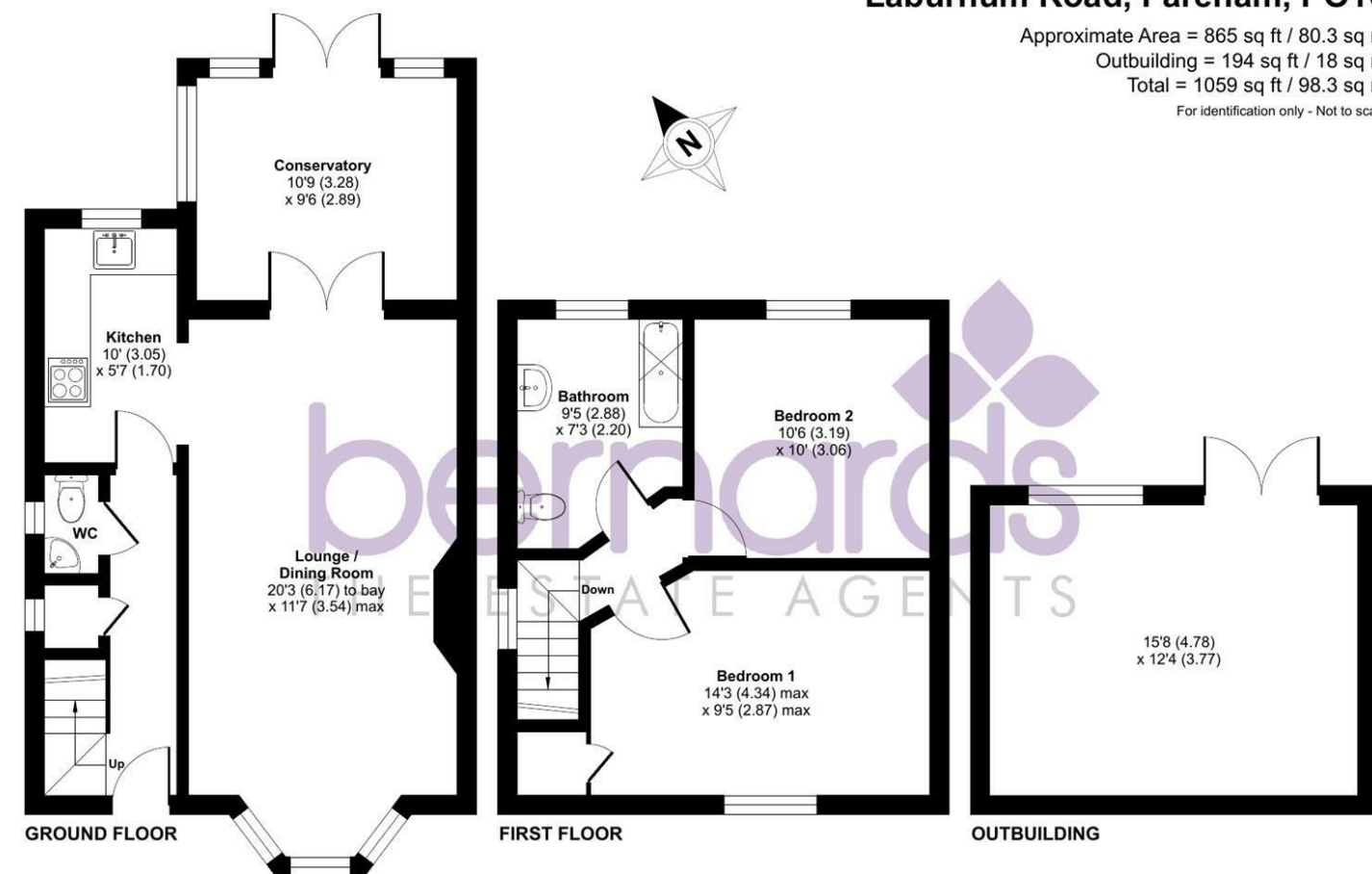
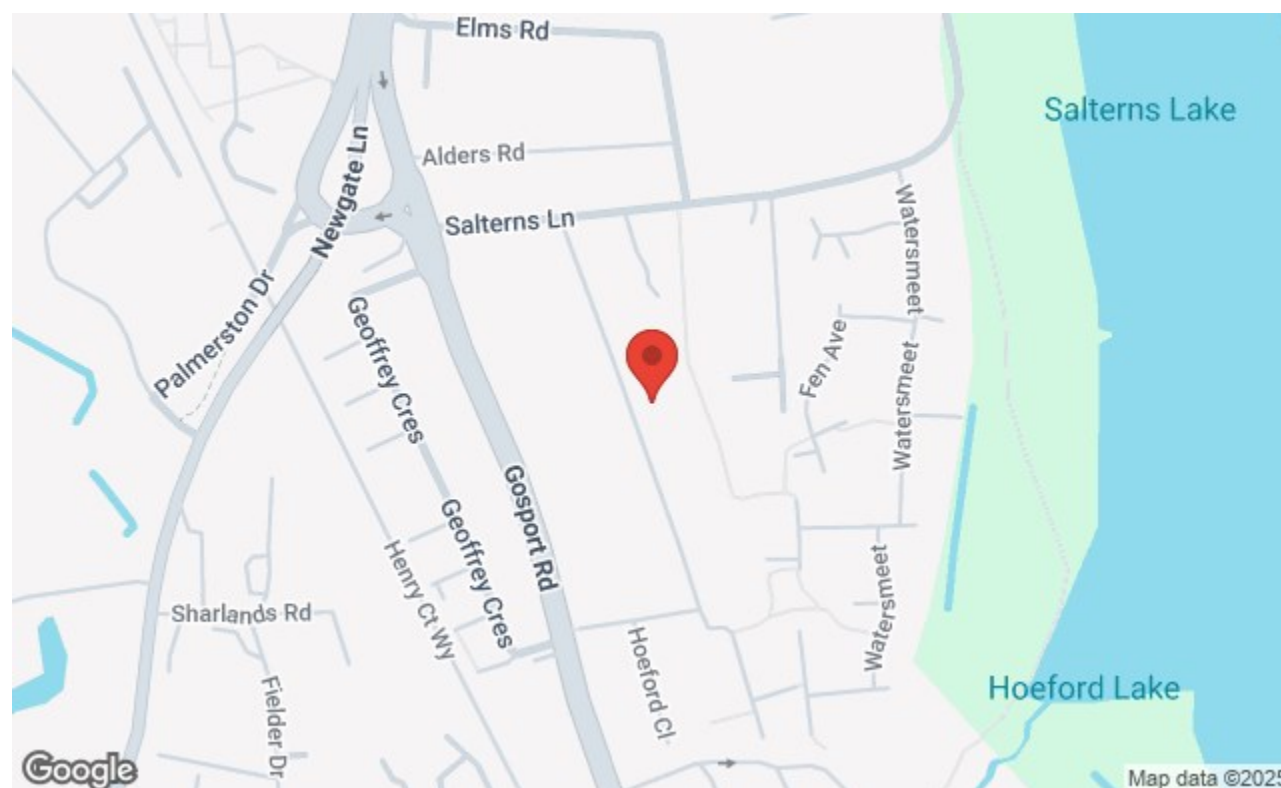


Laburnum Road, Fareham, PO16

Approximate Area = 865 sq ft / 80.3 sq m
Outbuilding = 194 sq ft / 18 sq m
Total = 1059 sq ft / 98.3 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1321343



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



Guide Price £310,000

Laburnum Road, Fareham PO16 0SL

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HIGHLIGHTS

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS W/C AND UPSTAIRS BATHROOM
- LARGE LOUNGE THROUGH DINER
- MODERN FITTED KITCHEN
- DRIVEWAY PARKING
- LARGE EAST FACING GARDEN
- LARGE OUTBUILDING IDEAL FOR WORKING FROM HOME
- WALKING DISTANCE TO FAREHAM TOWN
- EV CHARGER

Located on Laburnum Road in Fareham, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 1,059 square feet, the property features two spacious reception rooms, including a large lounge through diner that creates an inviting atmosphere for both relaxation and entertaining.

The modern fitted kitchen is a highlight, providing a stylish and functional space for culinary enthusiasts. The property boasts a well-appointed bathroom and two generously sized bedrooms, making it ideal for small families or professionals seeking a comfortable living environment.

One of the standout features of this home is the large outbuilding, which presents an

excellent opportunity for those wishing to work from home or pursue hobbies in a dedicated space. The low-maintenance east-facing rear garden is perfect for enjoying the morning sun, offering a serene outdoor retreat.

Parking is a breeze with space for two vehicles, ensuring convenience for residents and guests alike. Additionally, the property is within walking distance to Fareham town, providing easy access to a variety of shops, restaurants, and local amenities.

This charming house on Laburnum Road is not just a home; it is a lifestyle choice that combines modern living with the convenience of a prime location. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.

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



PROPERTY INFORMATION

LOUNGE/DINER
20'2" * 11'7" (6.17 * 3.54)

KITCHEN
10'0" * 5'6" (3.05 * 1.70)

CONSERVATORY
10'9" * 9'5" (3.28 * 2.89)

BEDROOM ONE
14'2" * 9'4" (4.34 * 2.87)

BEDROOM TWO
10'5" * 10'0" (3.19 * 3.06)

BATHROOM
9'5" * 7'2" (2.88 * 2.20)

OUTBUILDING
15'8" * 12'4" (4.78 * 3.77)

COUNCIL TAX BAND B

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

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.

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.

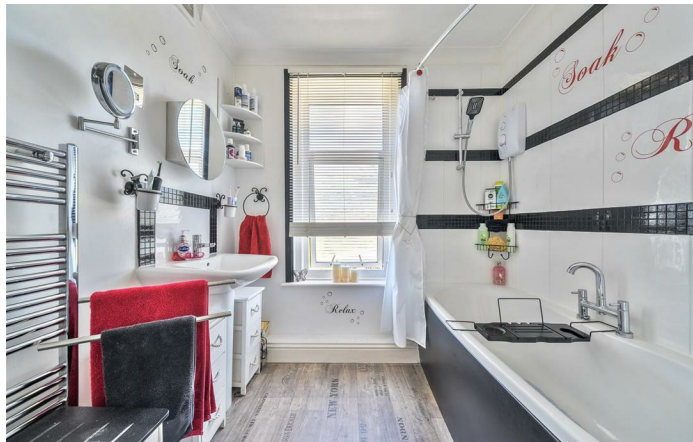
SOLICITOR

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.

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		
(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		



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