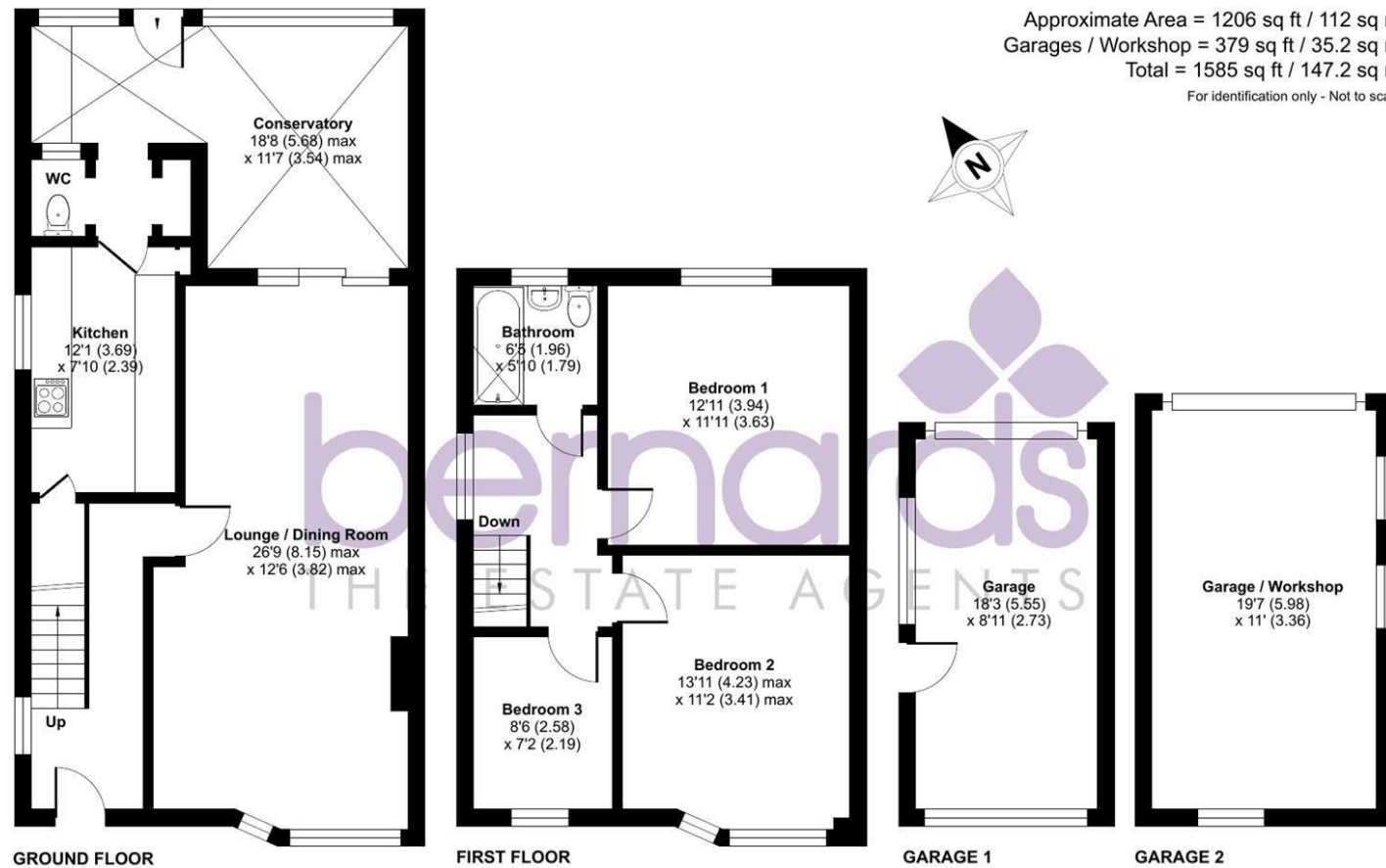
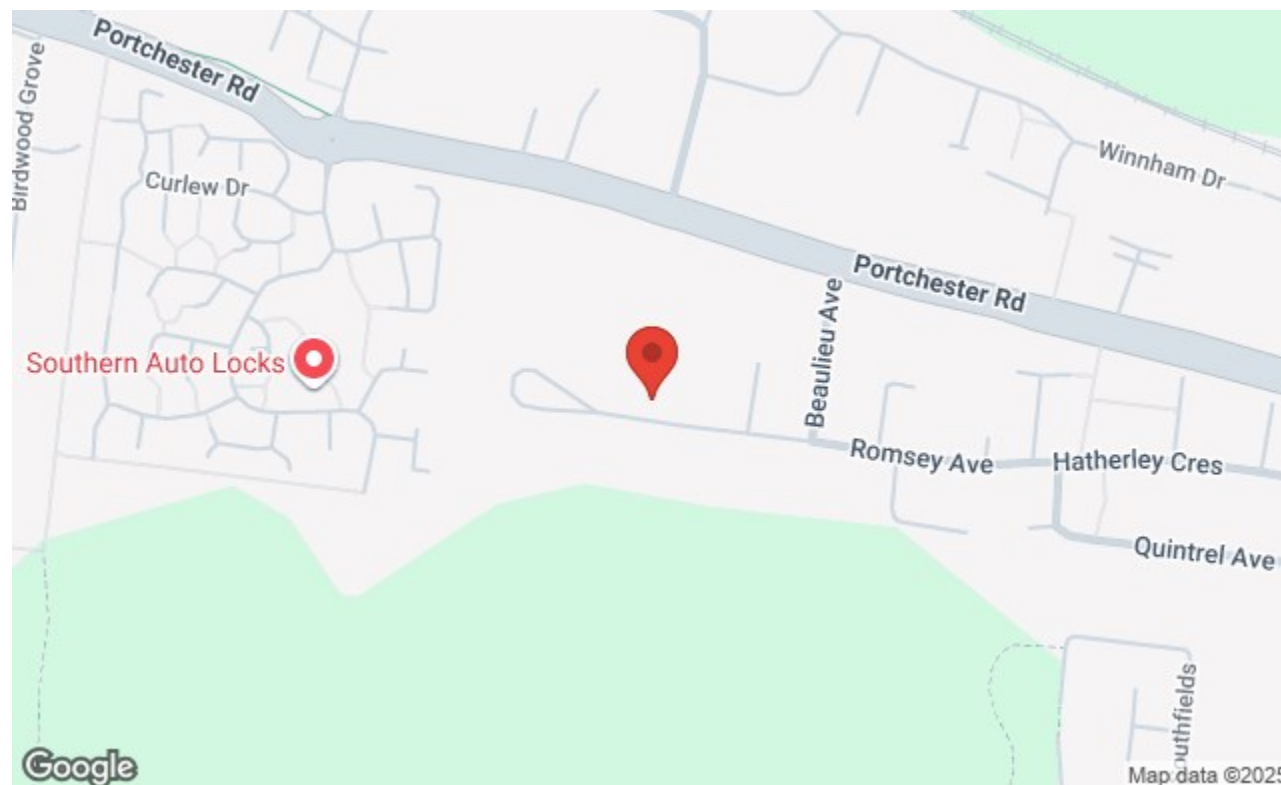


Romsey Avenue, Fareham, PO16

Approximate Area = 1206 sq ft / 112 sq m
Garages / Workshop = 379 sq ft / 35.2 sq m
Total = 1585 sq ft / 147.2 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: 1362185



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



Guide Price £400,000

Romsey Avenue, Portchester PO16 9SZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ COMPLETE CHAIN AHEAD
- ❖ THREE BEDROOMS
- ❖ SEMI DETACHED HOUSE
- ❖ DRIVEWAY
- ❖ GARAGE AND OUTBUILDING
- ❖ LOUNGE/DINING ROOM
- ❖ BATHROOM AND DOWNSTAIRS CLOAKROOM
- ❖ CONSERVATORY
- ❖ LARGE REAR GARDEN
- REQUESTED LOCATION

COMPLETE CHAIN AHEAD

Located in the sought-after area of Romsey Avenue, Fareham, this charming semi-detached house offers a delightful blend of comfort and convenience. Spanning an impressive 1,585 square feet, the property boasts large reception room, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

The property features a well-appointed bathroom and benefits from a complete chain ahead, ensuring a smooth transition for prospective buyers. One of the standout features of this home is the large

rear garden, providing a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property includes a garage and an outbuilding, offering ample storage solutions or potential for further development.

The location is highly desirable, with local amenities, schools, and transport links within easy reach, enhancing the appeal of this lovely home.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Do not miss the chance to make this delightful residence your own.

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNG/DINING ROOM

26'8" * 12'6" (8.15 * 3.82)

KITCHEN

12'1" * 7'10" (3.69 * 2.39)

CONSERVATORY

18'7" * 11'7" (5.68 * 3.54)

BEDROOM ONE

12'11" * 11'10" (3.94 * 3.63)

BEDROOM TWO

13'10" * 11'2" (4.23 * 3.41)

BEDROOM THREE

8'5" * 7'2" (2.58 * 2.19)

BATHROOM

6'5" * 5'10" (1.96 * 1.79)

GARAGE

19'7" * 11'0" (5.98 * 3.36)

WORKSHOP

19'7" * 11'0" (5.98 * 3.36)

COUNCIL TAX BAND D

TENURE

Freehold

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 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.

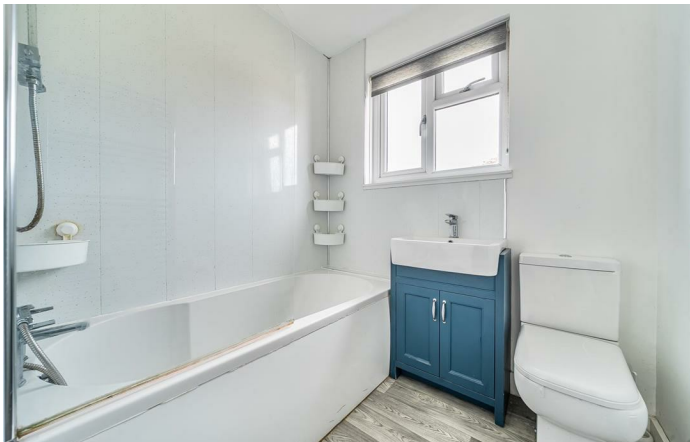
Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

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.

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.



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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