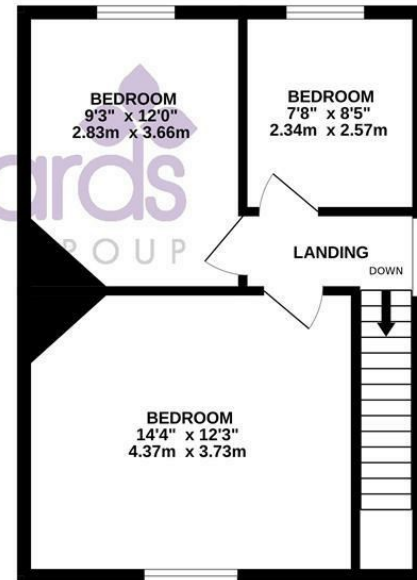


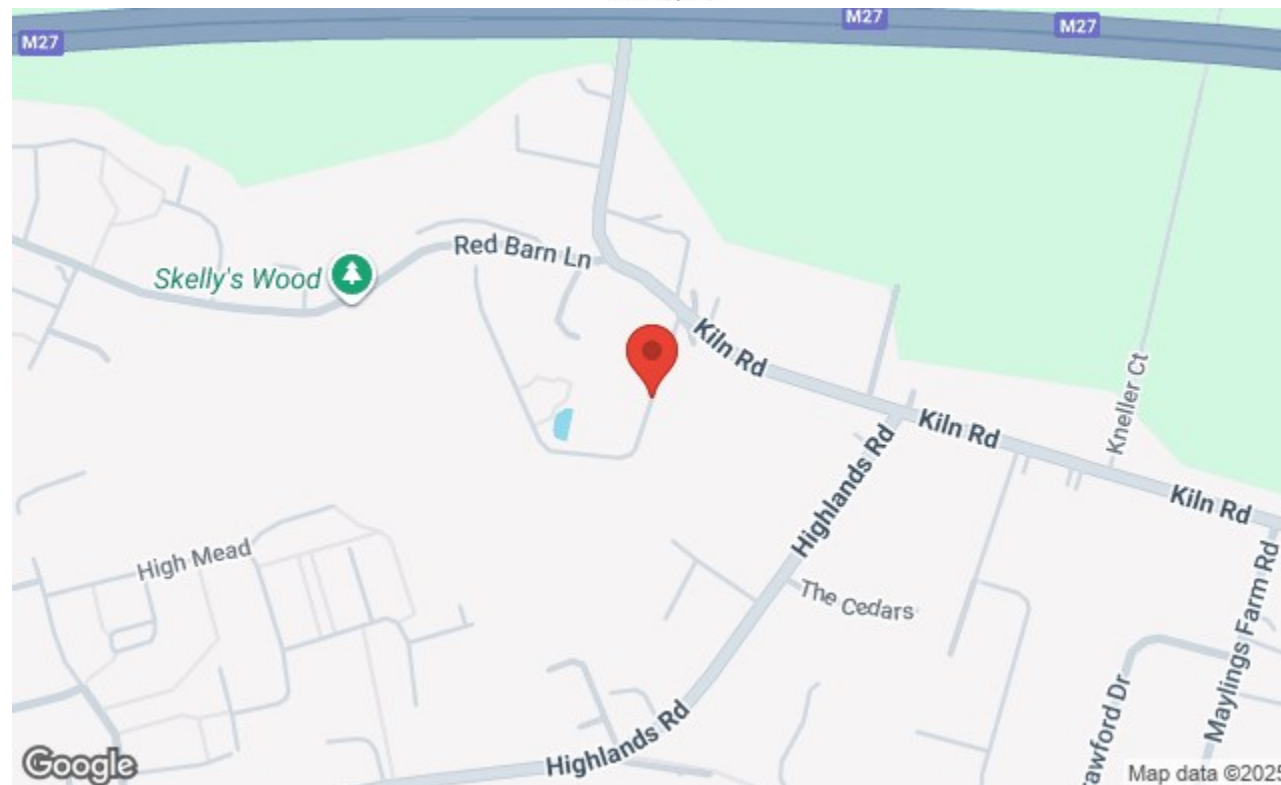
GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.2 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.
Made with Metropix 6/2/25



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



Guide Price £350,000

Holly Grove, Fareham PO16 7UP

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ATTRACTIVE VICTORIAN COTTAGE
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ THREE BEDROOMS
- ❖ SINGLE-STOREY KITCHEN/BREAKFAST ROOM
- ❖ LOUNGE FLOWING INTO DINING ROOM
- ❖ GROUND-FLOOR BATHROOM WITH SHOWER
- ❖ PRIVATE LAWNED REAR GARDEN
- ❖ LOW-MAINTENANCE FRONTAGE
- ❖ CLOSE TO SHOPS, SCHOOLS, STATION

An attractive Victorian cottage nestled in a peaceful cul-de-sac, perfectly positioned between the village of Funtley and the historic market town of Fareham. This beautifully presented home offers three bedrooms, a single-storey rear extension, and a charming back garden — ideal for modern family living and entertaining.

The property has a low-maintenance frontage and gated side access to the rear. Inside, the hallway features laminate flooring and solid oak doors throughout. The original accommodation comprises a lounge flowing through into the dining room at the front of the house. To the rear, the single-storey extension hosts a superb open-plan kitchen/breakfast room. This light-filled space features French doors opening onto the garden.

On the ground floor, there is a family bathroom featuring a bath and shower cubicle. Upstairs,

there are two double bedrooms and a third room, ideal as a single bedroom or study.

The rear garden is mainly laid to lawn, providing an attractive and private outdoor space.

The location is highly convenient, with a local store and post office just moments away, and Fareham Leisure Centre only a mile from the property. Fareham town centre offers a wide range of shops, restaurants, a cinema, and a large superstore. For commuters, Fareham train station provides frequent services to Southampton Parkway, connecting to fast trains to London Waterloo.

This attractive Victorian cottage blends period character with contemporary style and offers an exceptional lifestyle in a sought-after location.

Call today to arrange a viewing
01329756500

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PROPERTY INFORMATION

LIVING ROOM
11'11" x 11'9" (3.638 x 3.59)

DINING ROOM
11'10" x 10'8" (3.61 x 3.27)

KITCHEN/BREAKFAST ROOM
15'9" x 11'1" (4.82 x 3.38)

BATHROOM
14'1" x 6'0" (4.31 x 1.84)

BEDROOM 1
14'4" x 12'2" (4.37 x 3.73)

BEDROOM 2
12'0" x 9'7" (3.66 x 2.93)

BEDROOM 3
8'5" x 7'8" (2.57 x 2.34)

COUNCIL TAX BAND
Fareham Borough Council C - £1,924.04

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.

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.

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.

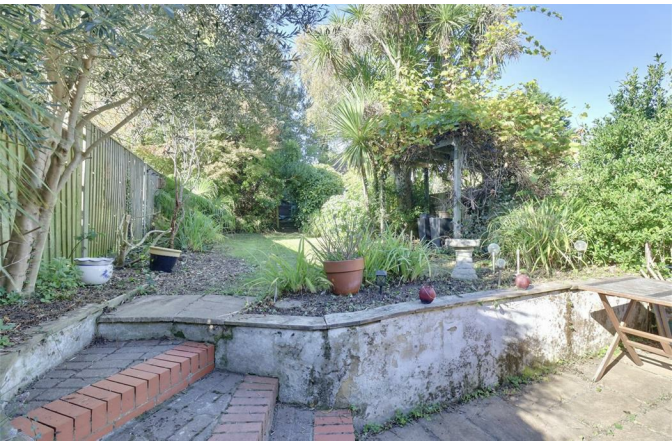
BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection 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!

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.

TENURE
Freehold

DISCLOSURE STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details. Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



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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