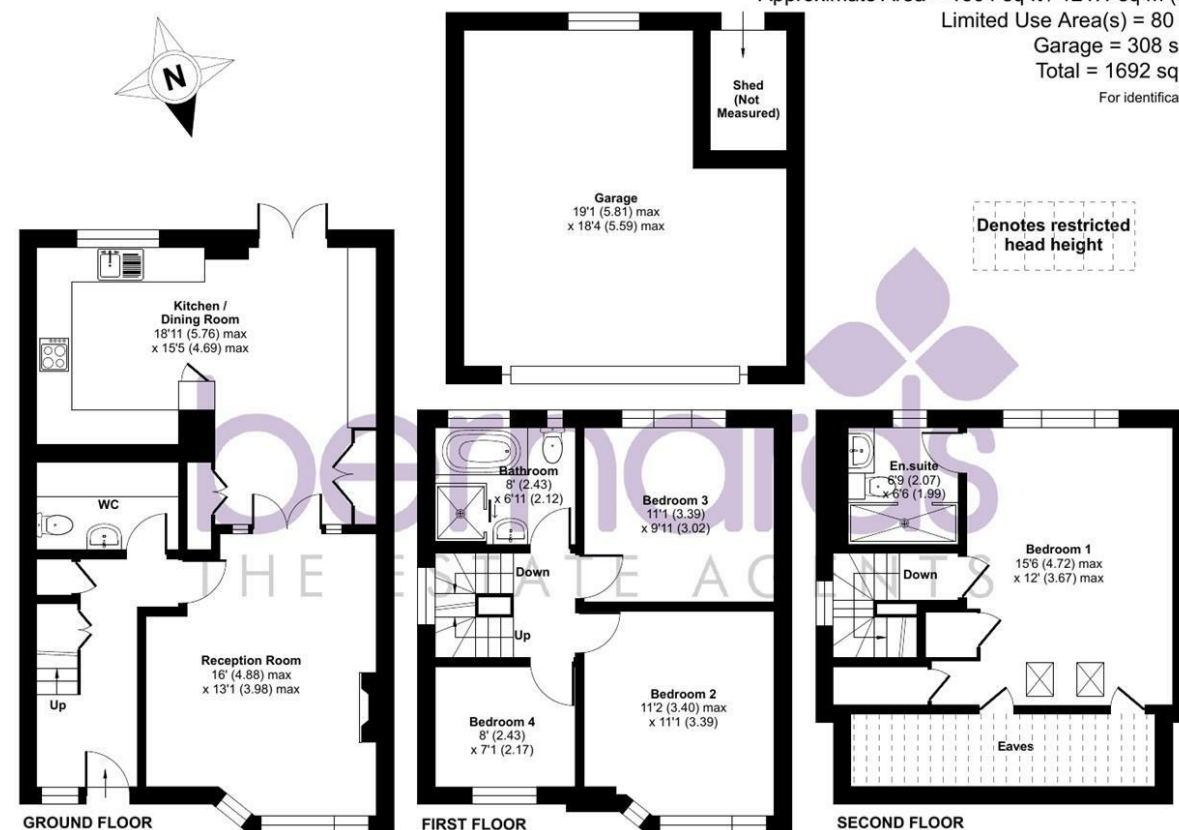
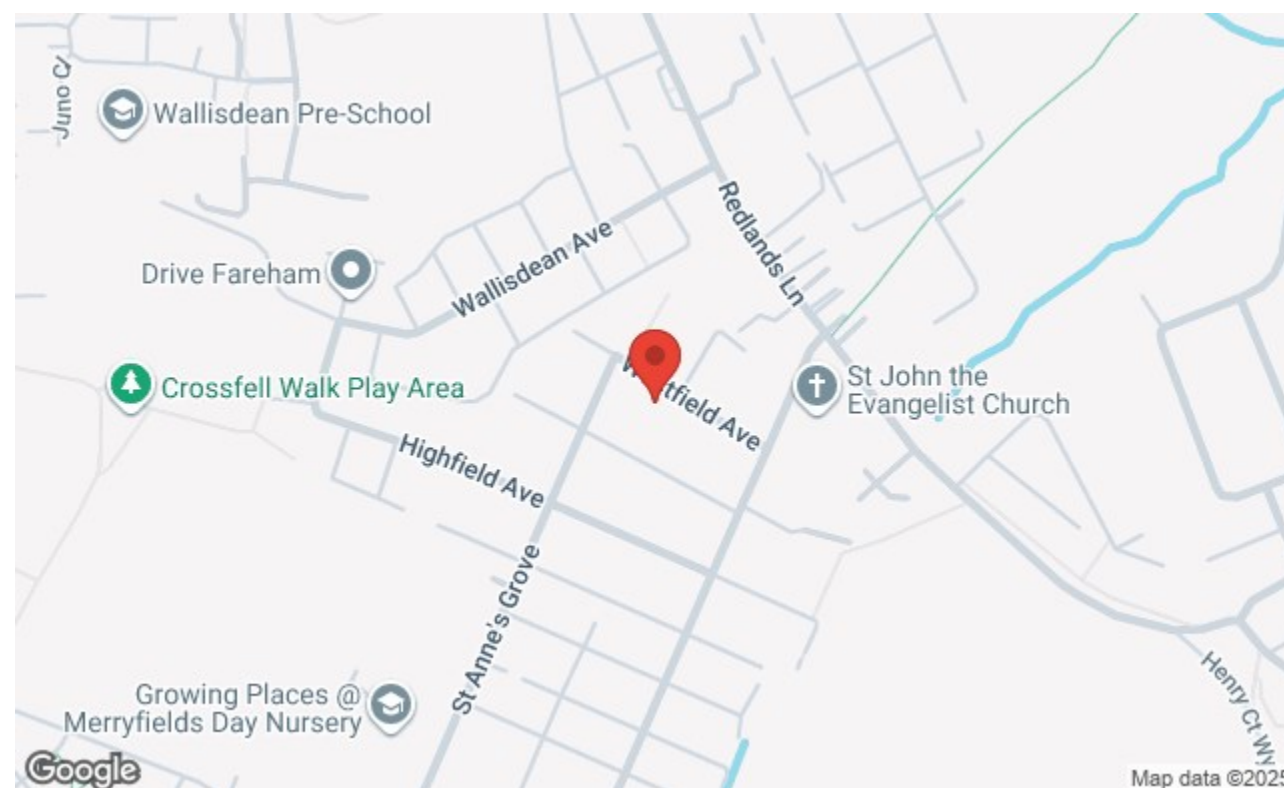


Westfield Avenue, Fareham, PO14

Approximate Area = 1304 sq ft / 121.1 sq m (excludes shed)
 Limited Use Area(s) = 80 sq ft / 7.4 sq m
 Garage = 308 sq ft / 28.6 sq m
 Total = 1692 sq ft / 157.1 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: 1371598



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



Guide Price £350,000

Westfield Avenue, Fareham PO14 1DP

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HIGHLIGHTS

- ❖ EXTENDED FAMILY HOME
- ❖ FOUR BEDROOMS
- ❖ BATHROOM AND ENSUITE
- ❖ WC AND UTILITY ROOM
- ❖ END OF TERRACED
- ❖ PRIVATE DRIVEWAY
- ❖ DOUBLE GARAGE
- ❖ LARGE SOUTH FACING REAR GARDEN
- ❖ A MUST VIEW
- ❖ WALKING DISTANCE TO FAREHAM TOWN CENTER

Located in Fareham, this charming end-terrace house offers a perfect blend of space and comfort, making it an ideal family home. Spanning an impressive 1,692 square feet, the property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

With four well-proportioned bedrooms, this home caters to families of all sizes, ensuring everyone has their own personal retreat. The two modern bathrooms add convenience and ease to daily routines, making busy mornings a breeze.

One of the standout features of this property is its generous south-facing garden, which is perfect for enjoying sunny days and hosting outdoor gatherings. The garden

offers a wonderful space for children to play or for gardening enthusiasts to cultivate their green thumb.

Additionally, the property includes a double garage, providing secure parking for vehicles and extra storage space, which is always a valuable asset.

This home is not just a property; it is a place where memories can be made. With its excellent location in Fareham, you will find yourself close to local amenities, schools, and transport links, making it a convenient choice for modern living. This delightful end-terrace house is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make it your own.

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



PROPERTY INFORMATION

RECEPTION ROOM
16'0" * 13'0" (4.88 * 3.98)
KITCHEN/DINER
18'10" * 15'4" (5.76 * 4.69)

BEDROOM ONE
15'5" * 12'0" (4.72 * 3.67)

ENSUITE
6'9" * 6'6" (2.07 * 1.99)

BEDROOM TWO
11'1" * 11'1" (3.40 * 3.39)

BEDROOM THREE
11'1" * 9'10" (3.39 * 3.02)

BEDROOM FOUR
7'11" * 7'1" (2.43 * 2.17)

BATHROOM
7'11" * 6'11" (2.43 * 2.12)

GARAGE
19'0" * 18'4" (5.81 * 5.59)

COUNCIL TAX BAND C

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.

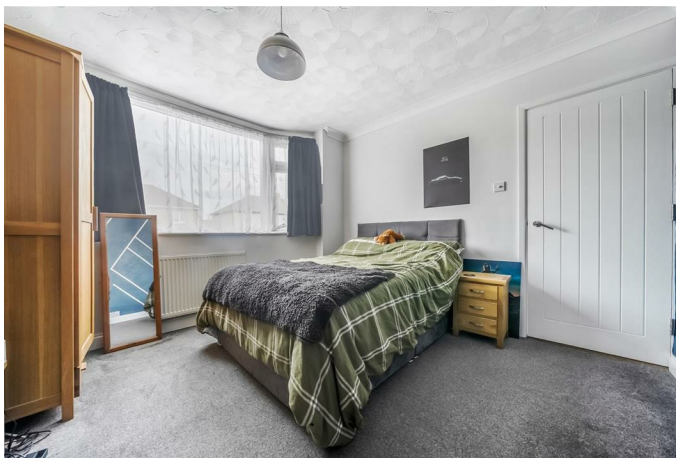
SOLICITORS

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.

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	70	80
England & Wales		



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