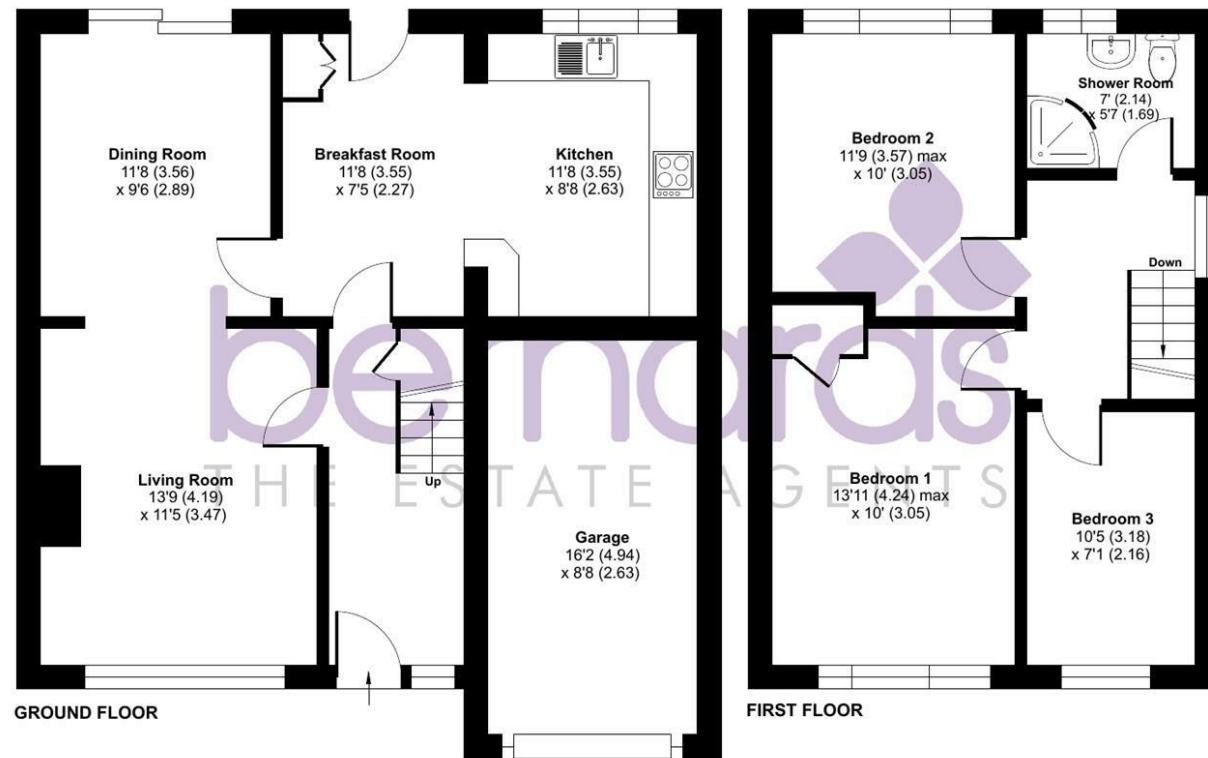


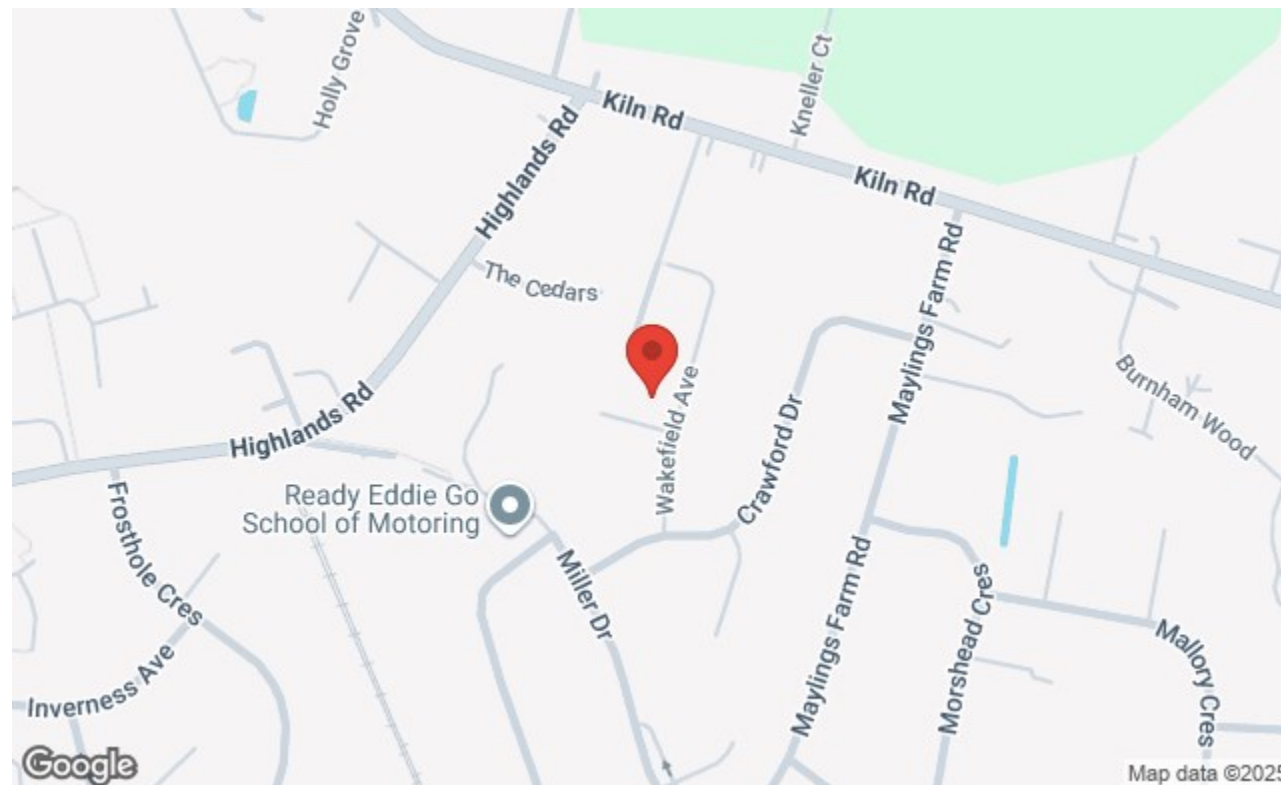


Wakefield Avenue, Fareham, PO16

Approximate Area = 1018 sq ft / 94.5 sq m
Garage = 140 sq ft / 13 sq m
Total = 1158 sq ft / 107.5 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: 1375507



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



Guide Price £390,000

Wakefield Avenue, Fareham PO16 7RJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ SEMI DETACHED HOUSE
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ SHOWER ROOM
- ❖ GARAGE
- ❖ PRIVATE DRIVEWAY
- ❖ WEST FACING REAR GARDEN
- ❖ SOUGHT-AFTER UPLANDS ESTATE
- OPPORTUNITY TO UPDATE

Nestled in the desirable Uplands Estate of Fareham, this charming house on Wakefield Avenue presents an excellent opportunity for those looking to make their mark on a property. Spanning an impressive 1,158 square feet, the home boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family time.

With three well-proportioned bedrooms, this residence offers ample space for a growing family or those seeking a comfortable retreat. The shower room is conveniently located, providing functionality for everyday living.

One of the standout features of this property is the potential for updating and improving, allowing you to tailor the home to your personal taste and lifestyle. The absence of a forward chain means that you can move in without delay, making this an attractive option for eager buyers.

Additionally, the property includes parking for a number of vehicles, ensuring convenience in this sought-after area. With its blend of space, potential, and prime location, this house is a rare find in Fareham. Whether you are a first-time buyer or looking for your next home, this property is not to be missed.

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING ROOM
13'8" * 11'4" (4.19 * 3.47)

DINING ROOM
11'8" * 9'5" (3.56 * 2.89)

KITCHEN
11'7" * 8'7" (3.55 * 2.63)

BREAKFAST ROOM
11'7" * 7'5" (3.55 * 2.27)

BEDROOM ONE
13'10" * 10'0" (4.24 * 3.05)

BEDROOM TWO
11'8" * 10'0" (3.57 * 3.05)

BEDROOM THREE
10'5" * 7'1" (3.18 * 2.16)

SHOWER ROOM
7'0" * 5'6" (2.14 * 1.69)

GARAGE
16'2" * 10'0" (4.94 * 3.05)

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.

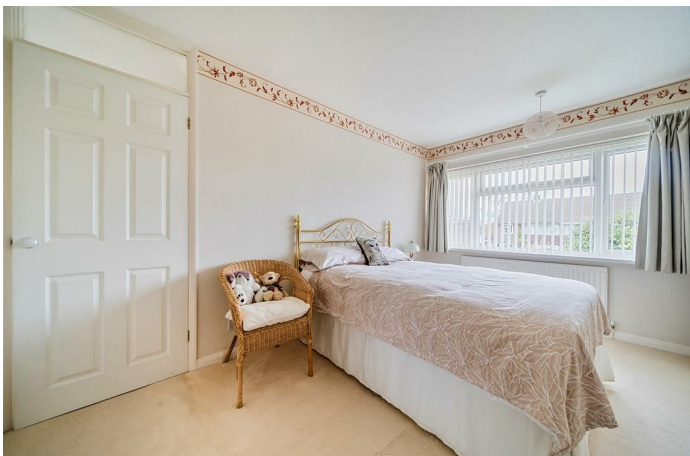
SOLICITORS

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.

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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