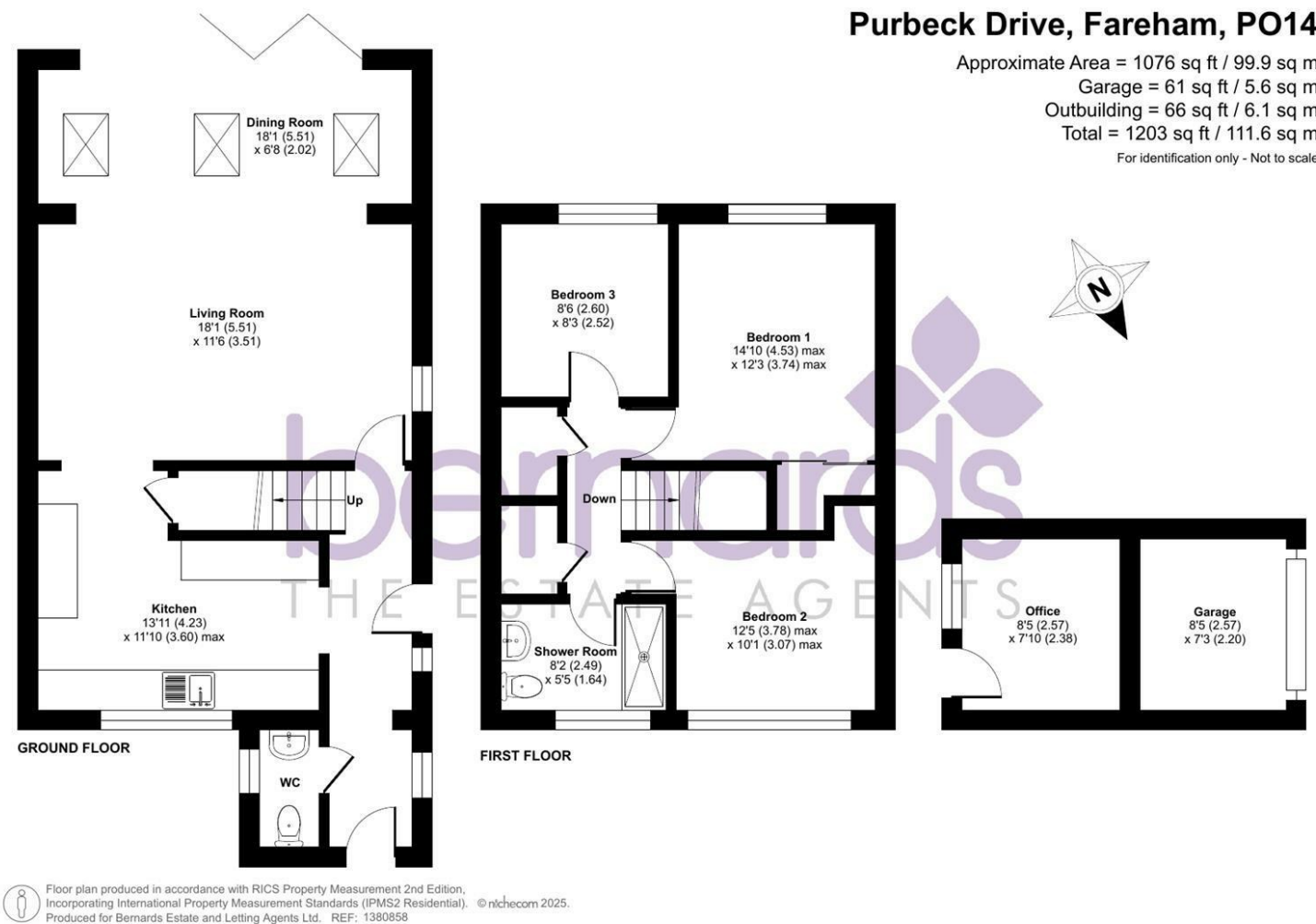




Offers In Excess Of £375,000

Purbeck Drive, Fareham PO14 1RZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- THREE-BEDROOM SEMI-DETACHED HOME
- SOUGHT-AFTER PURBECK DRIVE LOCATION
- OPEN-PLAN LIVING & DINING SPACE
- VAULTED CEILING FEATURE
- BI-FOLD DOORS TO GARDEN
- MODERN FITTED KITCHEN
- DOWNSTAIRS W.C.
- HOME OFFICE / STUDY AREA
- PARKING FOR THREE CARS
- CLOSE TO SCHOOLS & TRANSPORT LINKS

Situated in a highly sought-after area of Fareham, this beautifully presented three-bedroom semi-detached home on Purbeck Drive offers the perfect blend of modern style, comfort, and convenience — ideal for families and professionals alike.

From the moment you step inside, you're welcomed by a bright and inviting hallway leading to a stylish fitted kitchen and an impressive extended living space. The extension has transformed the ground floor, creating a fantastic open-plan living and dining area with a stunning vaulted ceiling feature. This light-filled space is perfect for entertaining or relaxing with family, with elegant bi-fold doors that open directly onto the rear garden, allowing the outdoors to flow effortlessly inside.

The ground floor also includes a convenient downstairs W.C. and a garage that has been

partially converted to create a versatile home office or study — an ideal space for remote working or a quiet retreat.

Upstairs, you'll find three generous bedrooms, each beautifully presented and filled with natural light, along with a modern family bathroom.

Outside, the home continues to impress with a private driveway offering parking for up to three cars, and a well-maintained rear garden providing the perfect setting for summer barbecues, family gatherings, or simply unwinding in the sunshine.

Located in the ever-popular Purbeck Drive area, this property is within easy reach of local schools, shops, and transport links, including the M27 and Fareham town centre. Combining stylish modern living with a desirable location, this stunning home is ready to move into and enjoy — a truly fantastic opportunity not to be missed.



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



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



PROPERTY INFORMATION

LIVING ROOM
18'0" x 11'6" (5.51 x 3.51)

DINING ROOM
18'0" x 6'7" (5.51 x 2.02)

KITCHEN
13'10" x 11'9" (4.23 x 3.60)

WC

BEDROOM 1
14'10" x 12'3" (4.53 x 3.74)

BEDROOM 2
12'4" x 10'0" (3.78 x 3.07)

BEDROOM 3
8'6" x 8'3" (2.60 x 2.52)

SHOWER ROOM
8'2" x 5'4" (2.49 x 1.64)

OFFICE
8'5" x 7'9" (2.57 x 2.38)

GARAGE
8'5" x 7'2" (2.57 x 2.20)

OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.

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. We 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)

We 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

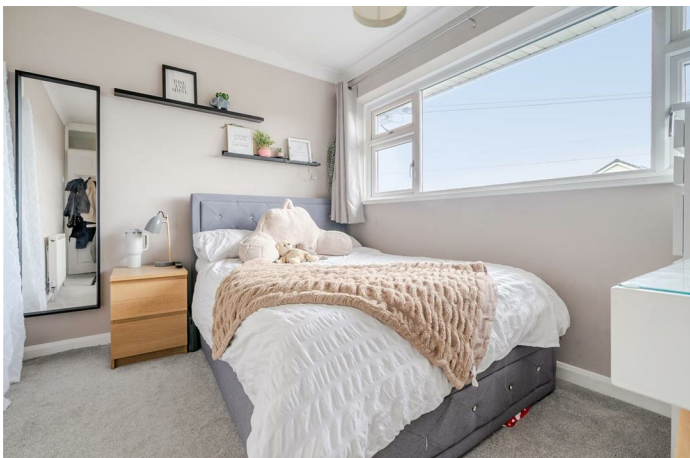
TENURE
Freehold

DISCLAIMER 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 Bernard's Estate Agents, nor any of its employees or representatives, have 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		85
(81-91) B		
(69-80) C	73	
(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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