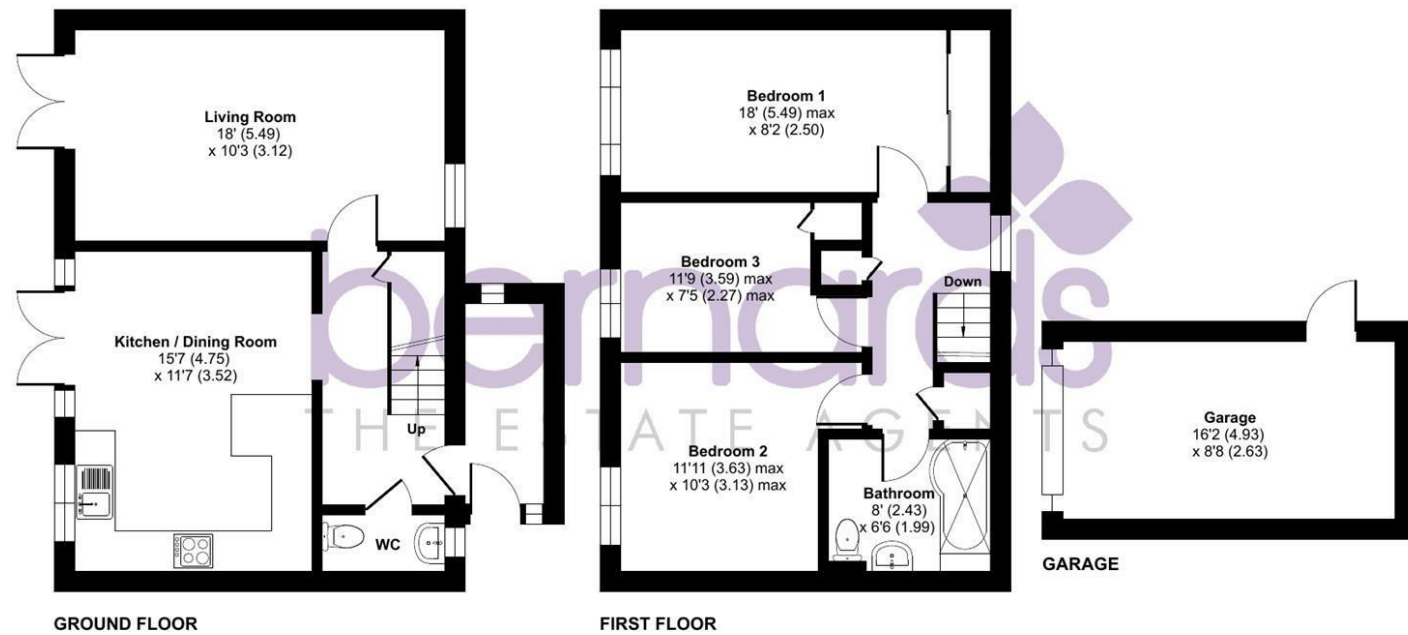


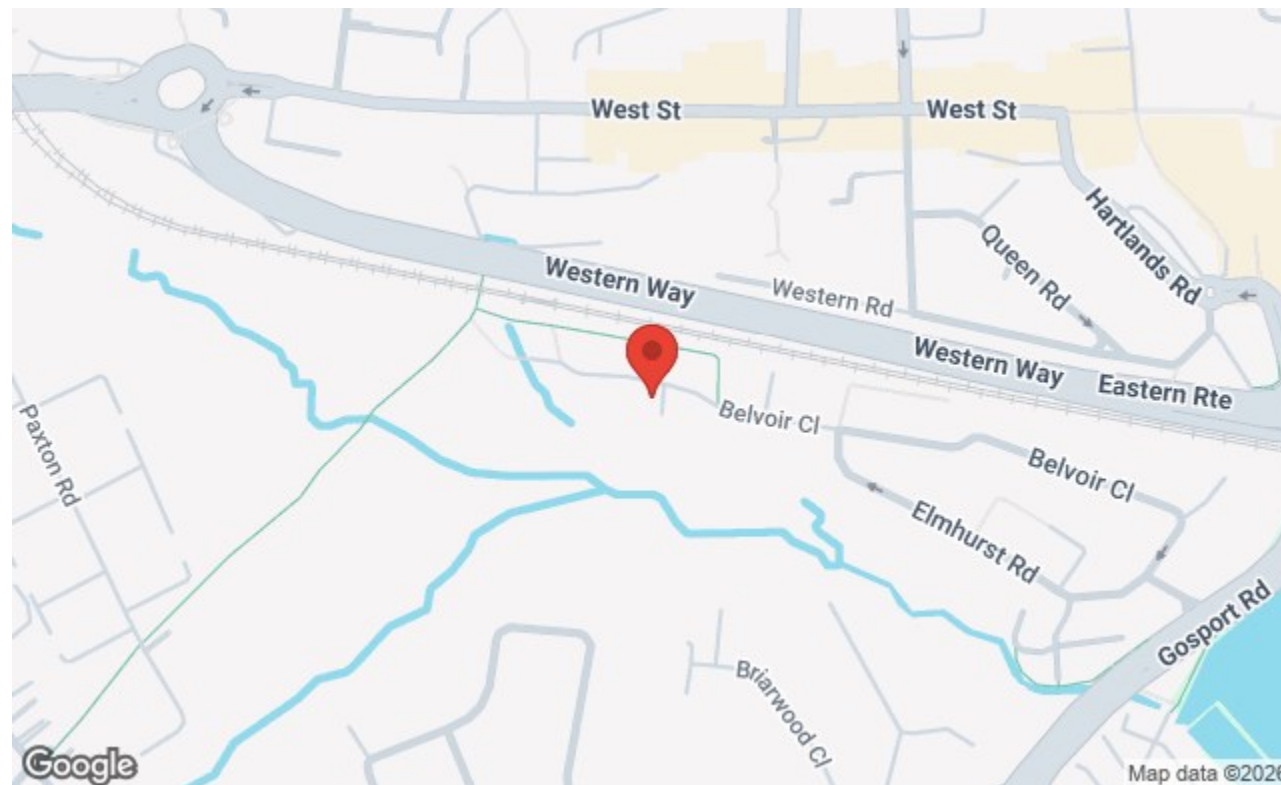


Belvoir Close, Fareham, PO16

Approximate Area = 995 sq ft / 92.4 sq m
Garage = 140 sq ft / 13 sq m
Total = 1135 sq ft / 105.4 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1438881



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



Guide Price £290,000

Belvoir Close, Fareham PO16 0PR



HIGHLIGHTS

- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME
- SOUGHT-AFTER LOCATION IN BELVOIR CLOSE, JUST OFF ELMHURST ROAD
- GENEROUS CORNER PLOT WITH OFF-ROAD PARKING & GARAGE
- STUNNING OPEN PLAN KITCHEN/DINER WITH BREAKFAST BAR
- USEFUL PORCH/UTILITY AREA WITH POWER
- SPACIOUS 18FT SEPARATE LIVING ROOM WITH GARDEN ACCESS
- THREE DOUBLE BEDROOMS INCLUDING 18FT MAIN WITH BUILT-IN STORAGE
- MODERN FAMILY BATHROOM & DOWNSTAIRS W.C
- POTENTIAL NO ONWARD CHAIN & HIGH DEMAND EXPECTED
- JUST SHY OF 1000 SQ FT OF ACCOMMODATION (EXCLUDING GARAGE)

BEAUTIFULLY PRESENTED THREE BEDROOM HOME | CORNER PLOT | COMPETITIVE PRICE POINT

Bernards are delighted to bring to the market this beautifully presented three-bedroom semi-detached home, situated in the ever-popular location of Belvoir Close, just off Elmhurst Road. Ideally positioned for well-regarded local schools, nearby green spaces, and excellent transport links into the town centre and beyond, this home offers a superb balance of lifestyle and convenience, making it perfect for families, first-time buyers, and investors alike.

Occupying a generous corner plot, the property benefits from off-road parking and a garage. Upon entering, you are welcomed by a useful porch area, currently used as a utility space with power, along with a stylish downstairs W.C. The ground floor offers a lovely sense of flow, leading into a bright and spacious open-plan kitchen/diner, complete with breakfast bar, space for dining, and large patio doors that flood the room with natural light and open onto the rear garden. There is also a generous separate living room measuring approximately 18ft

by 10ft, which also provides access to the garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The main bedroom is an impressive 18ft in length and benefits from built-in storage, while the remaining two bedrooms are also comfortable doubles. A modern, well-presented family bathroom completes the first floor.

Offering just shy of 1000 sq ft of accommodation (excluding the garage) and finished in a modern, on-trend style throughout, this is a home that stands out at its price point.

Offered with the potential of no onward chain, we anticipate strong early interest, so early viewing is highly recommended.

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



PROPERTY INFORMATION

KITCHEN/DINING ROOM

15'7" x 11'6" (4.75 x 3.52)

LIVING ROOM

18'0" x 10'2" (5.49 x 3.12)

BEDROOM ONE

18'0" x 8'2" (5.49 x 2.50)

BEDROOM TWO

11'10" x 10'3" (3.63 x 3.13)

BEDROOM THREE

11'10" x 10'3" (3.63 x 3.13)

BATHROOM

7'11" x 6'6" (2.43 x 1.99)

GARAGE

16'2" x 8'7" (4.93 x 2.63)

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.

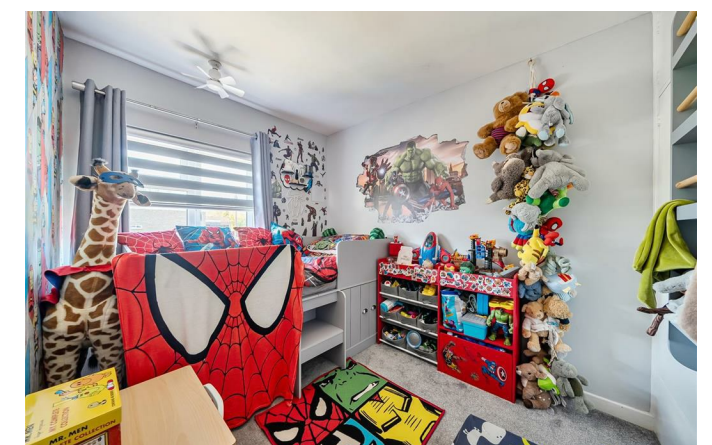
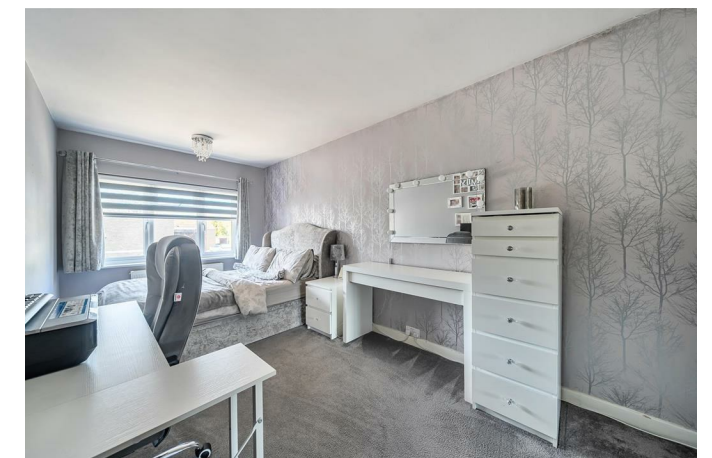
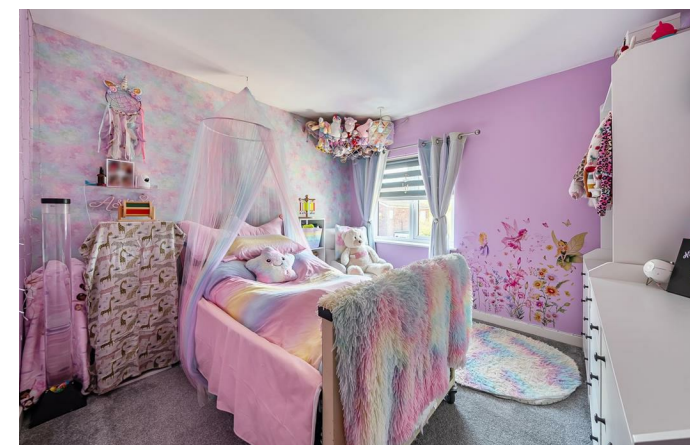
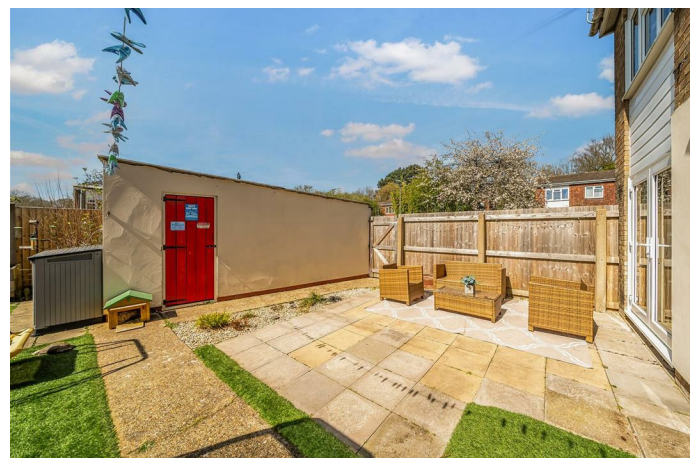
SOLICITORS

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			
(92-100) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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