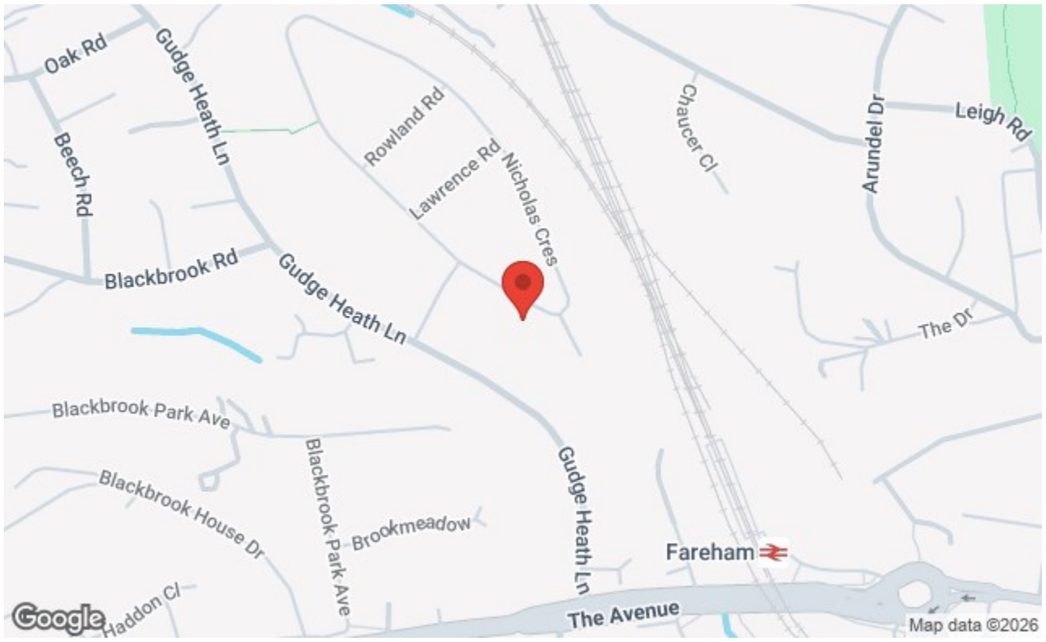
Ground Floor

Total floor area: 63.5 sq.m. (683 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

bernards
PROPERTY GROUP



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

FOR SALE

Offers Over £300,000

Nicholas Crescent, Fareham PO15 5AQ

bernards
THE ESTATE AGENTS

2 1 2

HIGHLIGHTS

- WELL PRESENTED TWO-BEDROOM SEMI-DETACHED BUNGALOW
- OWN PRIVATE DRIVEWAY & OFF-ROAD PARKING
- WESTERLY FACING REAR GARDEN
- LARGE DOUBLE-GLAZED CONSERVATORY
- LOW-MAINTENANCE REAR GARDEN WITH DECKING
- LARGE TIMBER SHED WITH POWER & LIGHTING
- CONVENIENT FOR FAREHAM TOWN CENTRE & MAINLINE STATION
- ADDITIONAL OUTSIDE STORAGE
- MODERN FITTED SHOWER ROOM
- GOOD ACCESS TO LOCAL SHOPS & AMENITIES

A FANTASTIC TWO-BEDROOM SEMI-DETACHED BUNGALOW WITH WESTERLY REAR GARDEN PRIVATE DRIVEWAY !

Bernards are delighted to bring to the market this well-proportioned two-bedroom semi-detached bungalow, ideally positioned within a popular residential area of Fareham and offering an excellent combination of single-level living, private parking and a low-maintenance westerly facing rear garden.

Conveniently located within easy reach of Fareham Town Centre and the mainline railway station, the property is ideally suited to those looking to downsize, retire locally or simply secure a bungalow in a highly convenient position.

On approach, the property benefits from its own private driveway, providing off-road parking and continuing alongside the bungalow with gated access to the rear.

Internally, an entrance porch opens into the hallway, with both bedrooms positioned towards the front of the property. Bedroom One is a particularly generous double, while Bedroom Two provides an ideal guest bedroom, study or dressing room.

Towards the rear is the main living room, featuring a chimney breast with electric stove and patio doors opening directly into the conservatory, creating a fantastic additional reception or dining space with direct access to the garden.

The separate fitted kitchen provides a good range of storage alongside integrated appliances, while the accommodation is completed by a refitted shower room. Further benefits include gas central heating and double glazing throughout.

Externally, the westerly aspect rear garden has been designed with ease of maintenance in mind, incorporating artificial lawn and generous decked areas – ideal for enjoying the afternoon and evening sun. There is also a substantial timber shed with power and lighting, an additional store and gated side access.

Overall, this is a fantastic opportunity to secure this wo-bedroom bungalow in a convenient Fareham location, with its own driveway, excellent outside space and plenty of versatility.

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

PROPERTY INFORMATION

LIVING ROOM
14'9" x 10'7" (4.51 x 3.25)

KITCHEN
9'8" x 8'0" (2.97 x 2.46)

CONSERVATORY
15'8" x 7'8" (4.80 x 2.34)

BEDROOM ONE
13'8" x 10'7" (4.17 x 3.25)

BEDROOM TWO
8'2" x 7'8" (2.49 x 2.34)

SHOWER ROOM
6'5" x 5'1" (1.98 x 1.56)

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!

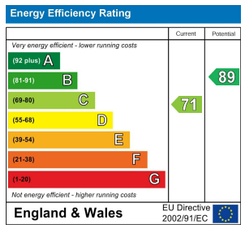
OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented 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.

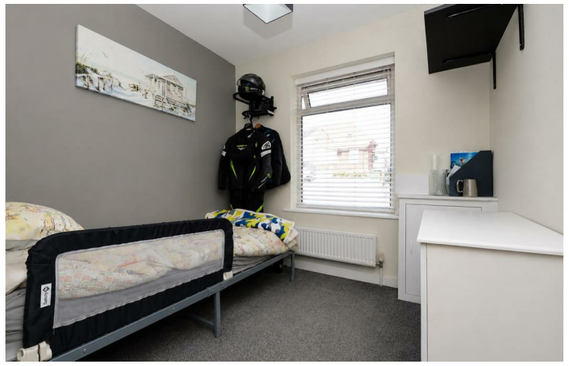
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.



Scan here to see all our properties for sale and rent



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