

Offers In Excess Of £600,000

William Price Gardens, Fareham  
PO16 7YH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ◆ Fabulous Family Home
- ◆ Harrison Primary and Cams Hill Catchment
- ◆ Double Garage
- ◆ Central Fareham Location
- ◆ Four Double Bedrooms
- ◆ Two Ensuites
- ◆ Landscaped Rear Garden
- ◆ Large Sitting Room
- ◆ Beautifully Presented Throughout
- A Must View

This stunning four-bedroom detached house is nestled in the heart of Fareham town, in one of the most sought-after roads. Boasting an exceptional location, this property offers convenience and comfort for families seeking a prime residential setting.

As you approach, you are greeted by a driveway accommodating two cars along with a double garage, providing ample parking space. Upon entering through the front door, you are welcomed into a spacious hallway that leads to all the living areas.

The ground floor comprises a generously sized sitting room adorned with a feature fireplace and bay window, creating a cozy ambiance. Adjacent to the sitting room is a separate dining room, perfect for entertaining guests, with French doors opening out to the well-maintained garden. Additionally, there is an office space ideal for those working from home, a convenient downstairs toilet, and a utility room for added practicality. The heart of the home lies in the beautifully designed kitchen, complete with

modern appliances, a breakfast bar, and French doors leading to the rear garden, making it the perfect spot for family gatherings and everyday meals.

Upstairs, the property boasts four double bedrooms, each offering ample space and a range of storage options. The second bedroom benefits from its own ensuite bathroom, while the expansive master suite features fitted wardrobes and a luxurious ensuite shower room with his and hers sinks, providing a serene retreat.

Outside, the westerly facing rear garden is meticulously landscaped, offering multiple seating areas for outdoor relaxation and al fresco dining, perfect for enjoying sunny afternoons and tranquil evenings.

Conveniently situated within walking distance to Harrison Primary School and Cams Hill Secondary School, this property offers an excellent opportunity for families seeking quality education for their children. Moreover, its proximity to the leisure center, shops, and train station ensures easy access to amenities.

Call today to arrange a viewing  
01329756500  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## Lounge

17'2" x 12'1" (5.25 x 3.70)

## Dinning Room

12'1" x 12'1" (3.70 x 3.70)

## Kitchen

14'11" x 13'1" (4.55 x 3.99)

## Study

7'8" x 6'11" (2.36 x 2.12)

## Utility Room

6'2" x 4'11" (1.90 x 1.51)

## Bedroom One

15'5" x 12'4" (4.72 x 3.76)

## Ensuite One

12'4" x 5'6" (3.78 x 1.70)

## Bedroom Two

14'2" x 10'2" (4.34 x 3.12)

## Ensuite Two

6'0" x 3'4" (1.85 x 1.04)

## Bedroom Three

10'11" x 9'0" (3.35 x 2.75)

## Bedroom Four

10'7" x 10'3" (3.23 x 3.13)

## Bathroom

8'2" x 6'7" (2.50 x 2.02)

## Double Garage

17'10" x 16'9" (5.44 x 5.11)

## Solicitors

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

## Removals

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to

source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

## Offer Check

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.

## Bernards Mortgage And Protection

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

## Lettings Information

If you are considering buying this property as a buy to let investment, we would expect to achieve a figure in the region of £2,500PCM. This would provide a 4.62% gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 01329756500 or email [fareham@bernardsea.co.uk](mailto:fareham@bernardsea.co.uk).

## Tenure

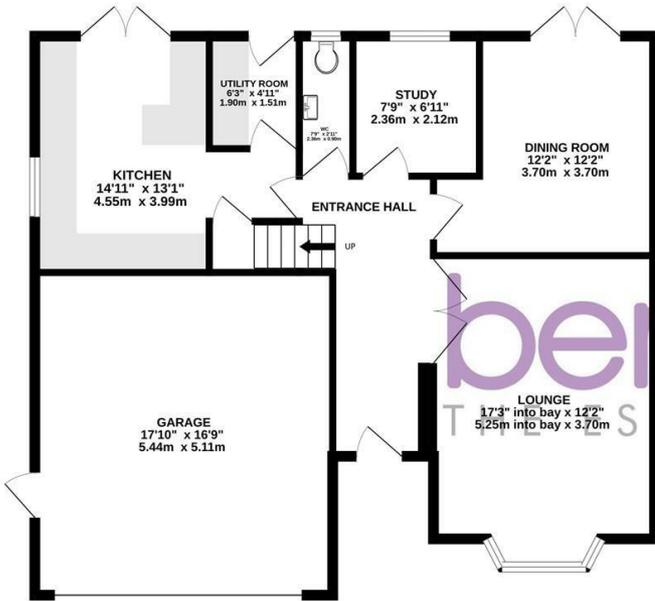
Freehold



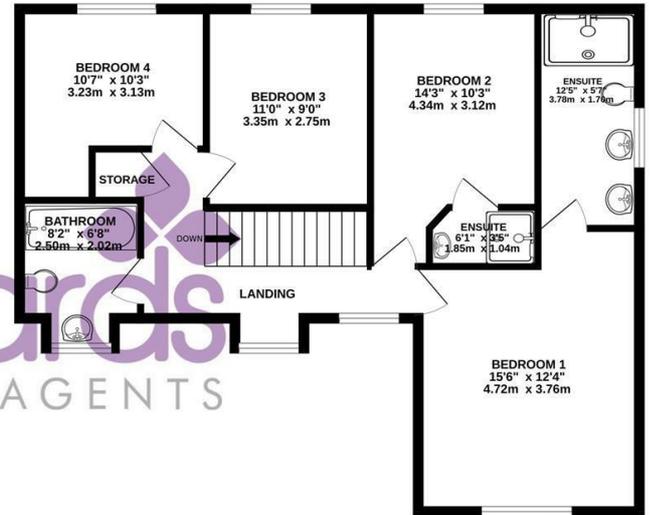
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**GROUND FLOOR**  
978 sq.ft. (90.8 sq.m.) approx.



**1ST FLOOR**  
725 sq.ft. (67.4 sq.m.) approx.



**TOTAL FLOOR AREA: 1703 sq.ft. (158.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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