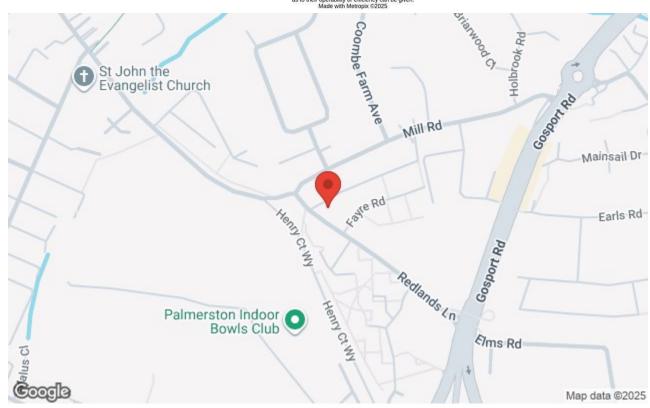


#### TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx



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



## Guide Price £290,000







# **HIGHLIGHTS**

PRICED TO SELL

THREE BEDROOMS

MID-TERRACED HOME

LARGE GARDEN

DRIVEWAY AND GARAGE DOWNSTAIRS W/C

**REDLANDS SCHOOL CATCHMENT** MOVE IN READY

AND EXTEND (STPP)

IDEAL FIRST TIME BUYER HOME

A Fantastic Three-Bedroom Mid-Terraced Home with Driveway, Garage & Large Garden — Move-In Ready and Full of Potential!

Situated within the popular Redlands School catchment, this well-presented three-bedroom mid-terraced property is an ideal opportunity for first-time buyers or young families looking to settle in a sought-after area.

The ground floor offers a spacious living area, a bright kitchen/dining space, and the added convenience of SCOPE TO ADD YOUR OWN STAMP a downstairs W/C. Upstairs, you'll find three good-sized bedrooms, providing plenty of space for a growing family or

home office needs.

To the rear, a large garden offers the perfect space for children to play, summer entertaining, or future landscaping projects. The property also benefits from a driveway and garage, giving you ample off-road parking and storage.

Ready to move straight into, this home also provides scope to add your own stamp and the potential to extend (subject to planning permission), making it a smart investment for the

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





## PROPERTY INFORMATION

13'10" x 11'11" (4.24 x 3.65)

**DINING ROOM** 12'0" x 10'5" (3.66 x 3.18)

**KITCHEN** 8'10" x 7'4" (2.70 x 2.26)

**CONSERVATORY** 15'3" x 8'1" (4.66 x 2.48)

W/C

**BEDROOM ONE** 11'3" x 10'9" (3.45 x 3.30)

**BEDROOM TWO** 12'0" x 10'4" (3.66 x 3.15)

**BEDROOM THREE** 7'4" x 7'0" (2.24 x 2.14)

**BATHROOM** 8'2" x 5'8" (2.49 x 1.75)

GARAGE 18'0" x 8'7" (5.51 x 2.62)

#### **ANTI-MONEY LAUNDERING** (AML)

Bernards Estate agents have a legal obligation to complete antimoney laundering checks. The Choosing the right conveyancing 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 of supposedly cheaper on-line 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 urge you to avoid. A local, 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 personable service. Please ask a mortgages from across the market and various protection products from a panel of lending insurers. TENURE 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.

**England & Wales** 

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 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.

### **REMOVALS 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

#### **SOLICITOR**

solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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 member of our sales team for further details

























