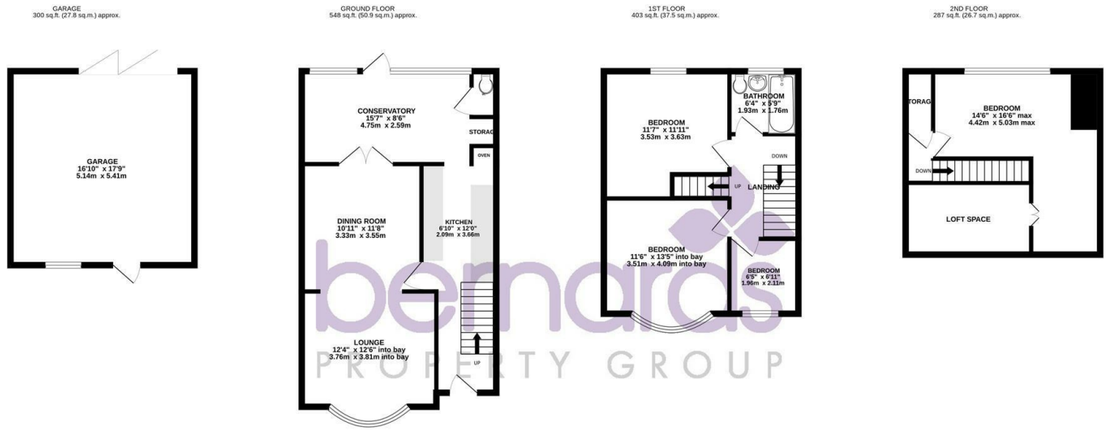

TOTAL FLOOR AREA : 1538 sq.ft. (142.9 sq.m.) approx.

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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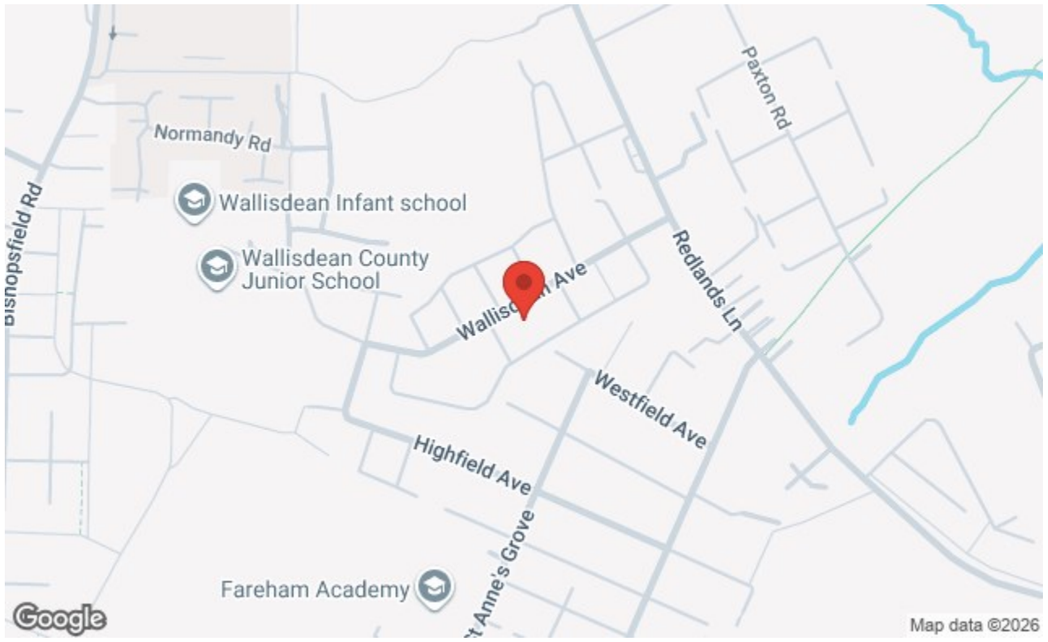


79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Guide Price £325,000

Wallisdean Avenue, Fareham PO14 1HR

bernards
THE ESTATE AGENTS

4 1 2

HIGHLIGHTS

- EXTENDED FOUR-BEDROOM 1930s FAMILY HOME
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- APPROX. 1,238 SQ FT OF INTERNAL LIVING SPACE
- GENEROUS BAY-FRONTED LOUNGE WITH DINING AREA
- GALLEY-STYLE KITCHEN & GROUND FLOOR WC
- THREE BEDROOMS & FAMILY BATHROOM TO FIRST FLOOR
- ADDITIONAL LOFT ROOM & EAVES STORAGE
- OFF-ROAD PARKING TO THE FRONT & GARAGE AT THE REAR
- GREAT SCHOOLING, TOWN CENTRE & MAINLINE STATION WITHIN 1 MILE
- EARLY VIEWING HIGHLY RECOMMENDED

A SUBSTANTIAL FOUR-BEDROOM 1930s FAMILY HOME – EXTENDED OVER THREE FLOORS WITH GARAGE & PARKING !

Bernards are delighted to offer to the market this substantial four-bedroom 1930s family home, ideally positioned on the ever-popular Wallisdean Avenue in Fareham. Extended over three floors and offering versatile accommodation, this is a fantastic opportunity for growing families looking for space, potential and an extremely convenient location.

Wallisdean Avenue is particularly well placed for families and commuters, with a number of well-regarded schools, Fareham College, Fareham Town Centre and the mainline railway station all within approximately one mile, alongside excellent road links towards the M27.

The ground floor offers a traditional yet practical layout, with a generous bay-fronted lounge opening through to and area for dining, creating an excellent double reception space for family life and entertaining. To the rear is a bright conservatory overlooking the garden, alongside a galley-style kitchen and useful ground-floor WC.

The first floor provides three bedrooms and the family bathroom, while stairs rise to the second floor where a fantastic fourth double bedroom has been created, together with additional loft and eaves storage. The main property provides approximately 1,238 sq ft of accommodation, with the separate garage adding a further circa 300 sq ft.

Outside, there is off-road parking to the front, while the rear offers a good-sized garden and substantial detached garage, ideal for secure parking, storage or a workshop.

Homes of this 1930s style remain incredibly popular thanks to their generous proportions and the scope they offer buyers to further modernise and create something of their own. Priced to sell, this represents an excellent opportunity to secure a substantial family property in this popular residential area.

Call Bernards today ! An early viewing is strongly recommended.

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

PROPERTY INFORMATION

ENTRANCE HALL

DRIVEWAY

LOUNGE
12'4 x 12'6 into bay (3.76m x 3.81m into bay)

DINING ROOM
10'11 x 11'8 (3.33m x 3.56m)

KITCHEN
6'10 x 12'0 (2.08m x 3.66m)

CONSERVATORY
15'7 x 8'6 (4.75m x 2.59m)

LANDING

FRONT BEDROOM
11'6 x 13'5 into bay (3.51m x 4.09m into bay)

BACK BEDROOM
11'7 x 11'11 (3.53m x 3.63m)

BEDROOM FOUR
6'5 x 6'11 (1.96m x 2.11m)

TOP BEDROOM
14'6 x 16'6 max (4.42m x 5.03m max)

GARDEN

GARAGE

COUNCIL TAX BAND
Band C

TENURE
Freehold

ANTI- MONEY LAUNDERING
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.

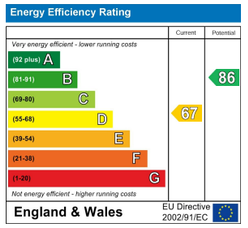
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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, have the authority to make or give any representation or warranty whatsoever in relation to this property.



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