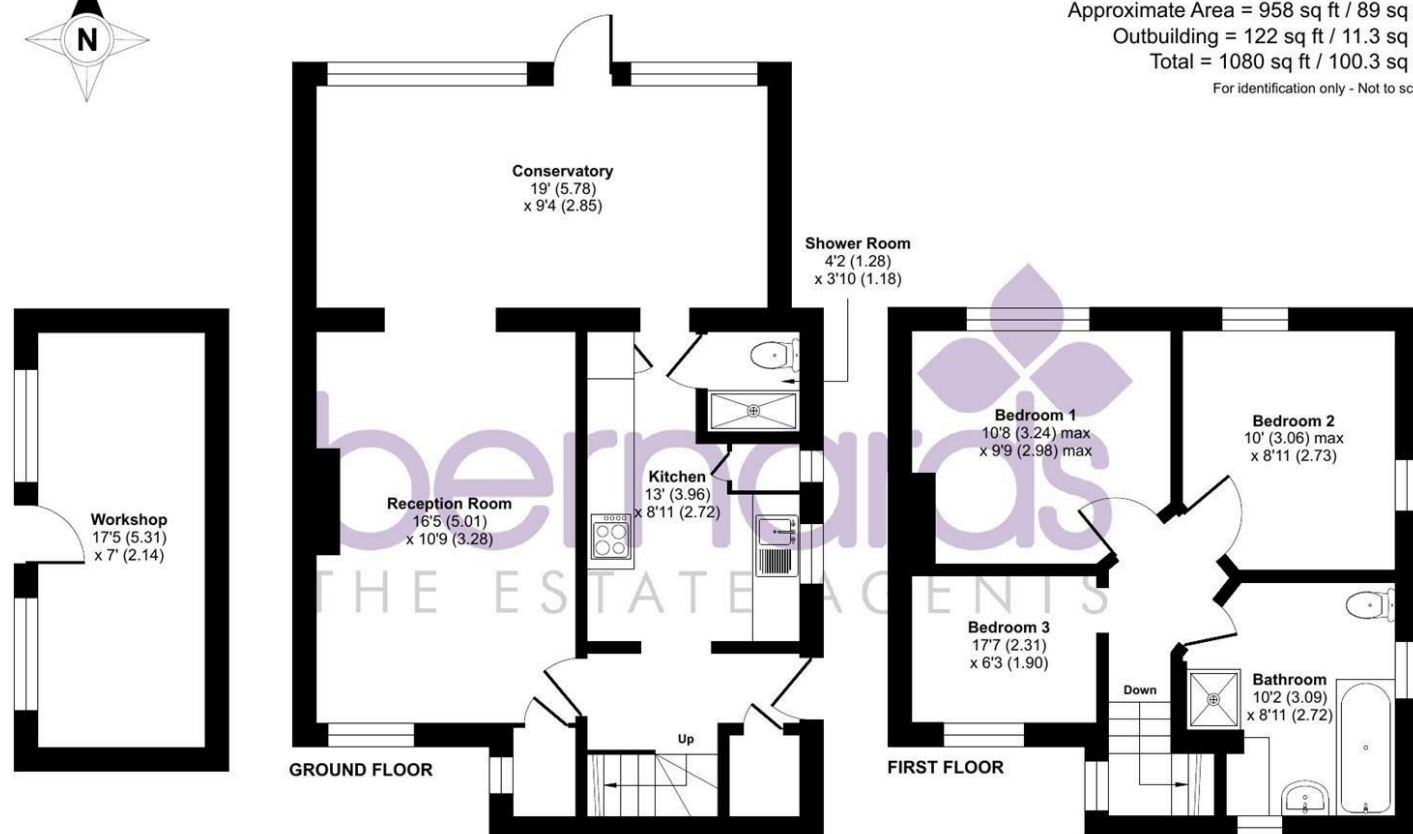




Salterns Estate, Fareham, PO16

Approximate Area = 958 sq ft / 89 sq m
Outbuilding = 122 sq ft / 11.3 sq m
Total = 1080 sq ft / 100.3 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: 1400351



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



Offers Over £300,000

Salterns Estate, Fareham PO16 0SE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ SEMI DETACHED HOUSE
- ❖ THREE BEDROOMS
- ❖ SHOWER ROOM AND A FOUR PIECE BATHROOM
- ❖ CONSERVATORY
- ❖ RECENTLY REFURBISHED
- ❖ DRIVEWAY
- ❖ WORKSHOP
- ❖ A MUST VIEW
- ❖ LOCATED AT THE END OF A CUL-DE-SAC

Located at the end of a cul-de-sac on Salterns Estate, Fareham, this recently refurbished semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1,080 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing ample space for families or those seeking a guest room or home office. The two bathrooms, including a contemporary shower room and a four-piece bathroom, ensure convenience and privacy for all occupants.

In addition to its generous living space, the property includes a workshop, perfect for hobbyists or those in need of extra storage. The house also benefits from parking for one vehicle, adding to the practicality of this charming residence.

With no forward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this home in Fareham presents an excellent opportunity to enjoy a peaceful lifestyle in a well-connected area. Don't miss the chance to view this delightful property, which combines modern amenities with a welcoming atmosphere.

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



PROPERTY INFORMATION

RECEPTION ROOM
16'5" x 10'9" (5.01 x 3.28)

CONSERVATORY
18'11" x 9'4" (5.78 x 2.85)

KITCHEN
12'11" x 8'11" (3.96 x 2.72)

SHOWER ROOM
4'2" 3'10" (1.28 x 1.18)

BEDROOM ONE
10'7" x 9'9" (3.24 x 2.98)

BEDROOM TWO
10'0" x 8'11" (3.06 x 2.73)

BEDROOM THREE
7'6" x 6'2" (2.31 x 1.90)

BATHROOM
10'1" x 8'11" (3.09 x 2.72)

WORKSHOP
17'5" x 7'0" (5.31 x 2.14)

COUNCIL TAX BAND B

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.

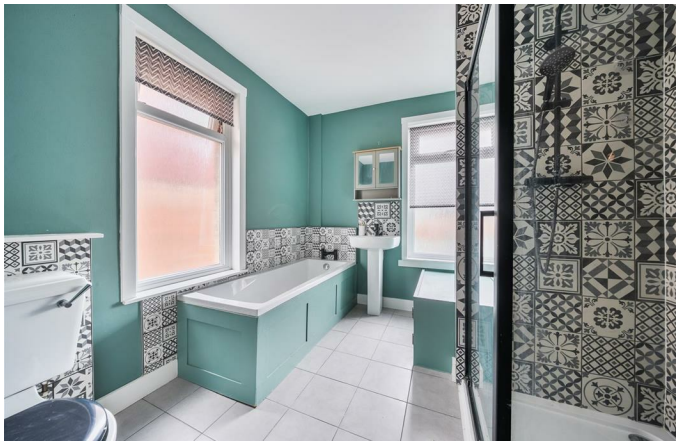
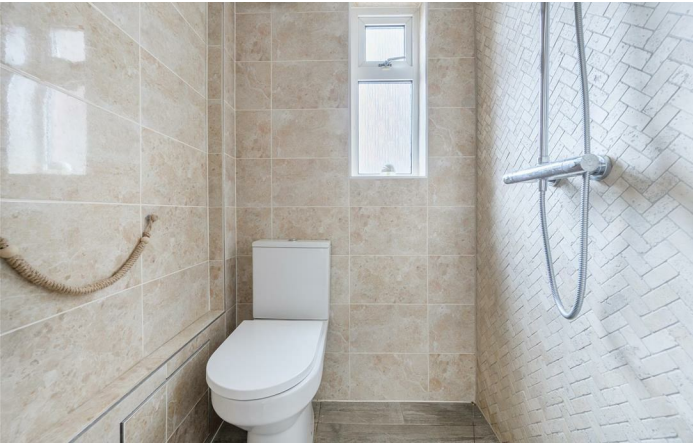
SOLICITORS

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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