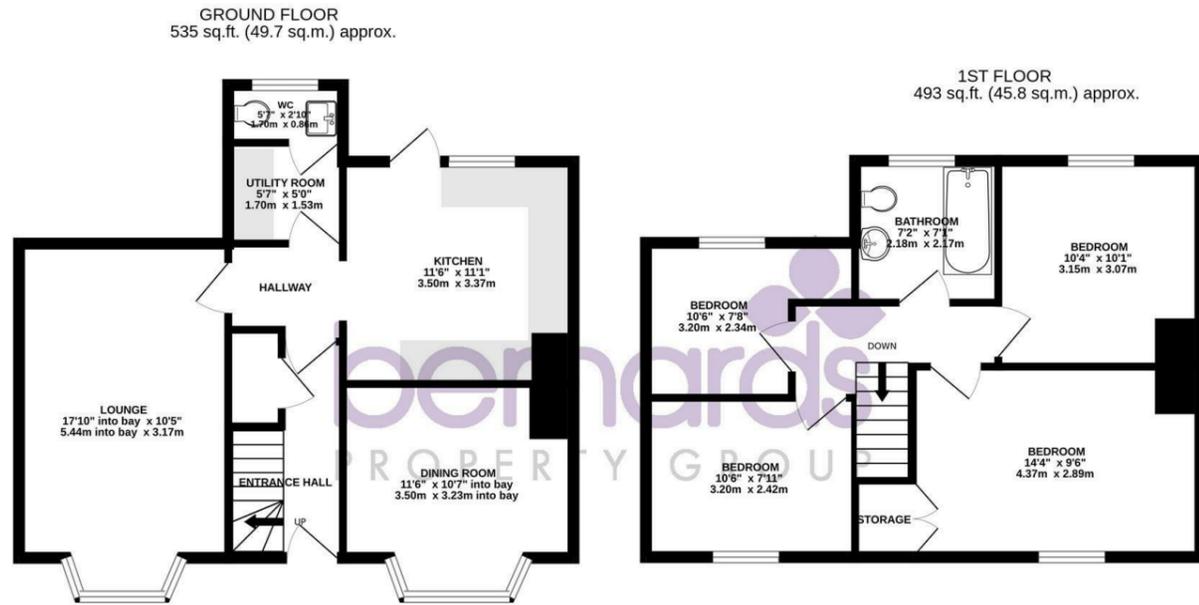


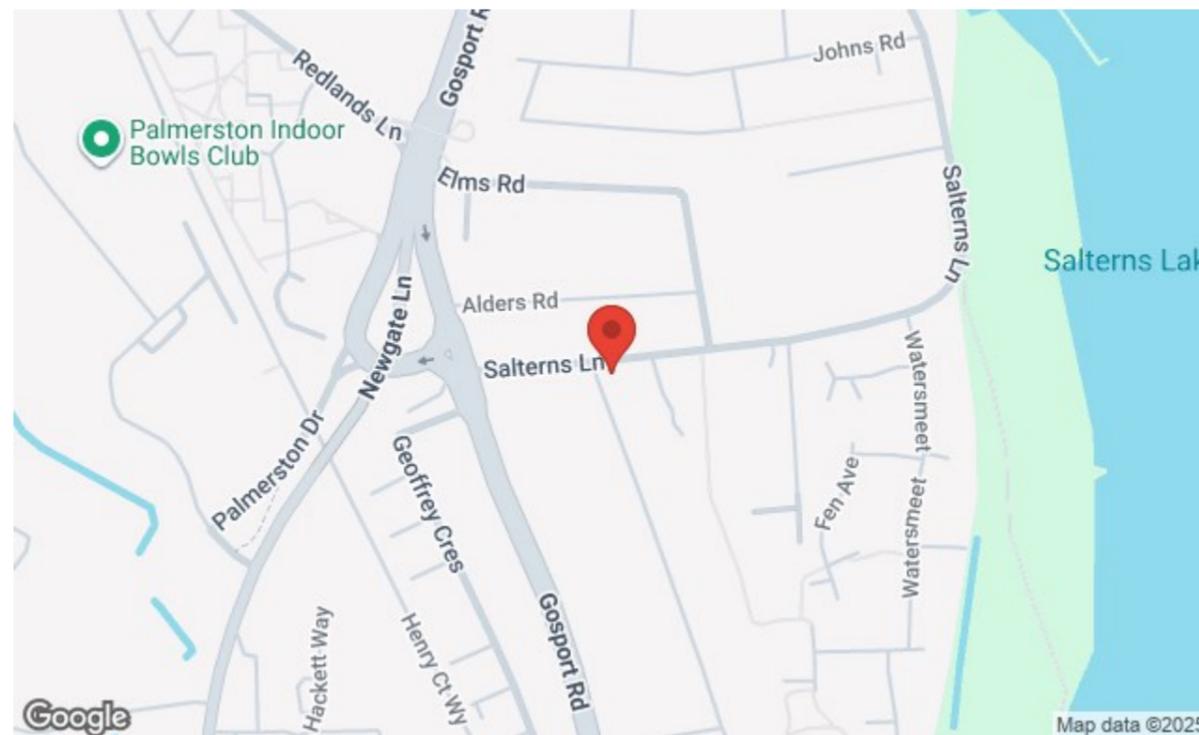


Offers In Excess Of £375,000

Laburnum Road, Fareham PO16 0SL



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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.  
 Made with Metropix ©2025



4 bedrooms, 2 bathrooms, 2 living areas

\*\*NO FORWARD CHAIN\*\*

### HIGHLIGHTS

- NO FORWARD CHAIN
- EXTENDED SEMI-DETACHED HOUSE
- FOUR BEDROOMS
- FIRST FLOOR BATHROOM AND W/C
- MODERN FITTED KITCHEN AND UTILITY ROOM
- LOUNGE AND DINING ROOM
- DRIVEWAY
- EAST FACING REAR GARDEN
- WALKING DISTANCE TO FAREHAM TOWN CENTER
- CLOSE TO FAREHAM CREEK

Located on Laburnum Road in Fareham, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,028 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With four well-proportioned bedrooms, there is ample space for families or those seeking a home office.

The property features a modern bathroom, ensuring that morning routines run smoothly for everyone. An added bonus is the utility room, providing extra storage and functionality for household chores. The house has been thoughtfully extended, enhancing its living space and making it a

truly inviting home. One of the standout features of this property is the east-facing garden, which is perfect for enjoying the morning sun. It offers a lovely outdoor space for gardening, play, or simply unwinding after a long day. Additionally, the property includes parking for two vehicles, a valuable asset in this desirable area.

Situated within walking distance to Fareham town centre, residents will appreciate the convenience of local shops, restaurants, and amenities just a short stroll away. With no forward chain, this home is ready for you to move in and make it your own. This property is an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed family home.

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



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



# PROPERTY INFORMATION

## LOUNGE

17'10" \* 10'4" (5.44 \* 3.17)

## DINING ROOM

11'5" \* 10'7" (3.50 \* 3.23)

## KITCHEN

11'5" \* 11'0" (3.50 \* 3.37)

## UTILITY ROOM

5'6" \* 5'0" (1.70 \* 1.53)

## BEDROOM ONE

14'4" \* 9'5" (4.37 \* 2.89)

## BEDROOM TWO

10'4" \* 10'0" (3.15 \* 3.07)

## BEDROOM THREE

10'5" \* 7'11" (3.20 \* 2.42)

## BEDROOM FOUR

10'5" \* 7'8" (3.20 \* 2.34)

## BATHROOM

10'5" \* 7'8" (3.20 \* 2.34)

## COUNCIL TAX BAND C

## 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.

## 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

## REMOVAL QUOTE

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.

## 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.

## 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!

## TENURE

Freehold



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	82
EU Directive 2002/91/EC	
England & Wales	



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

