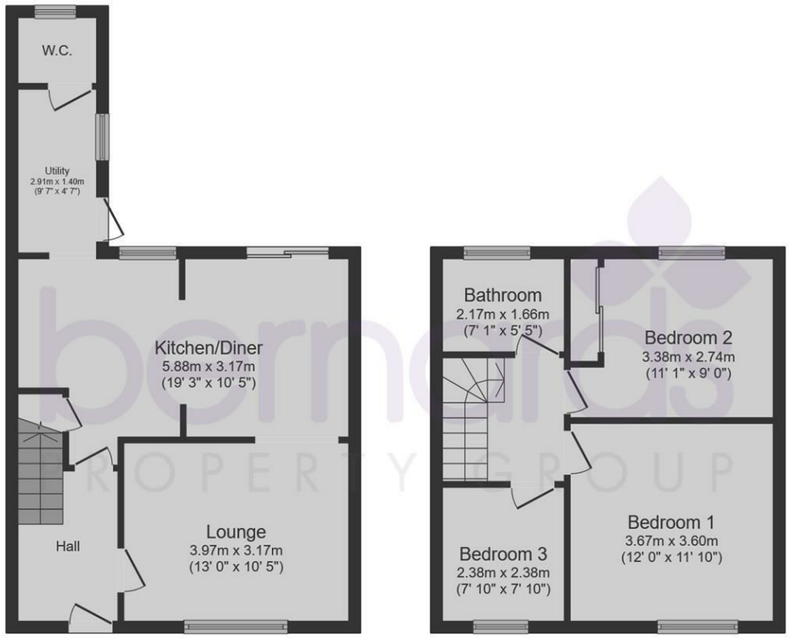
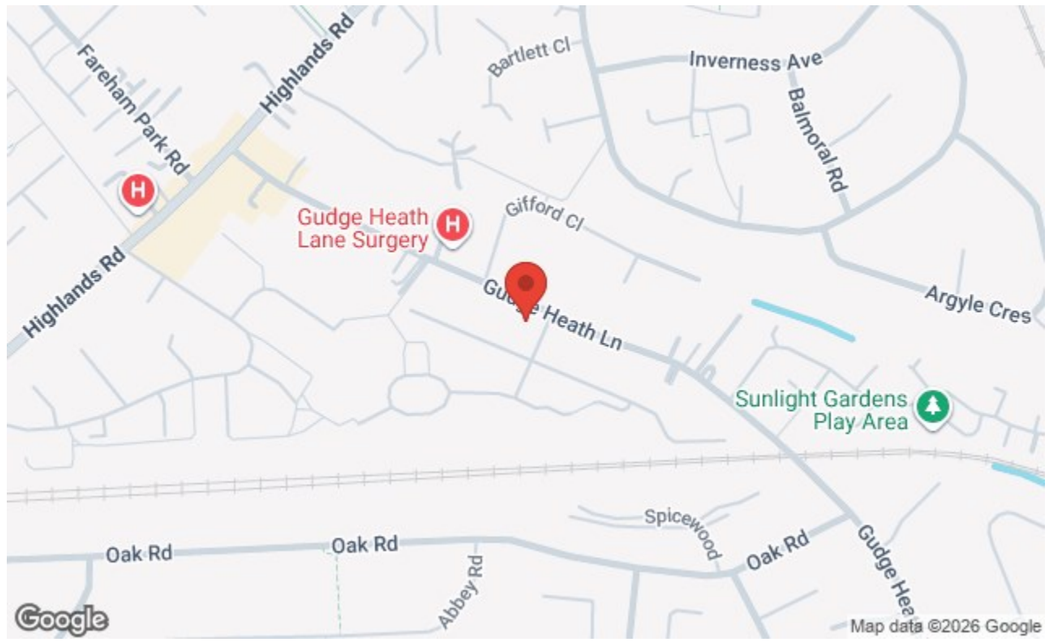


Ground Floor First Floor

Total floor area: 81.6 sq.m. (878.5 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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FOR SALE

Offers Over £350,000

Gudge Heath Lane, Fareham PO15 6PX



3 1 2

HIGHLIGHTS

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- APPROXIMATELY 900 SQ FT OF ACCOMMODATION
- UTILITY ROOM & GROUND FLOOR CLOAKROOM
- LARGE DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- SUNNY REAR GARDEN
- FANTASTIC POTENTIAL TO FURTHER IMPROVE & ADD VALUE
- NO ONWARD CHAIN
- IDEAL FAMILY PURCHASE
- TWO DOUBLES AND ONE SINGLE BEDROOM
- SEPARATE LIVING ROOM

THREE BEDROOM SEMI-DETACHED HOME | LARGE DRIVEWAY & GARAGE | NO ONWARD CHAIN

Bernards are delighted to welcome to the market this spacious three-bedroom semi-detached family home, situated on the ever-popular Gudge Heath Lane in Fareham. Offering approaching 900 sq ft of accommodation, a substantial driveway, garage, sunny rear garden and no onward chain, this is a fantastic opportunity for buyers looking to secure a home in a prime location with plenty of scope to add value over time.

Location is another major selling point. Gudge Heath Lane remains one of Fareham's most desirable residential areas, offering easy access to excellent local schools, transport links, Fareham Town Centre and a wide range of amenities.

Upon entering, you are welcomed by a generous entrance hall which leads through to a comfortable front-facing lounge, perfect for relaxing at the end of the day. To the rear, the property really comes into its own with an impressive kitchen/dining room stretching over 19ft in length, creating an excellent social space for family life and entertaining. Beyond the kitchen is a practical utility area and ground floor cloakroom, adding further convenience to the layout.

Upstairs, the first floor comprises three bedrooms, including two comfortable doubles and a well-proportioned third bedroom, all serviced by the family bathroom.

Externally, the property continues to impress. To the front, a large driveway provides ample off-road parking and leads to the garage, while the rear garden enjoys a sunny aspect and offers an excellent amount of outdoor space for families, gardening enthusiasts or those looking to further enhance the property in years to come.

For buyers searching for a home they can gradually improve, extend (subject to the necessary permissions) and truly make their own, this is an opportunity not to be missed.

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

PROPERTY INFORMATION

LOUNGE
13'0" x 10'4" (3.97 x 3.17)

KITCHEN/DINER
10'4" x 19'3" (3.17 x 5.88)

UTILITY ROOM

BEDROOM ONE
11'9" x 12'0" (3.60 x 3.67)

BEDROOM TWO
8'11" x 11'1" (2.74 x 3.38)

BEDROOM THREE
7'9" x 7'9" (2.38 x 2.38)

BATHROOM

COUNCIL TAX BAND C

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.

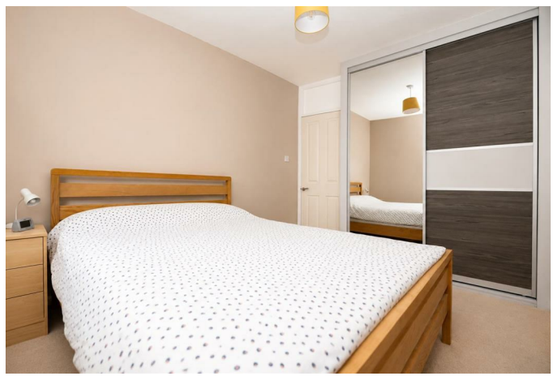








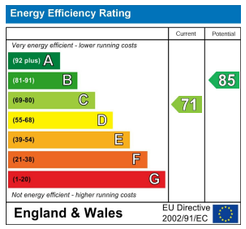












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