



4 Holmgrove, Fareham, PO14 4PU

Asking Price £425,000



Holmgrove |
Fareham | PO14 4PU
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W&W are delighted to offer for sale for the first time since being built this well-presented three bedroom link detached family home, situated in a quiet cul de sac and occupying an attractive corner plot. Internally, the property enjoys three bedrooms, spacious lounge with feature fireplace and inset electric fire, kitchen, dining room, conservatory, hallway to downstairs cloakroom and main bathroom. The lounge and conservatory both provide access to the rear garden, while the dining room benefits from built-in understairs storage. Outside, the property offers a south-facing landscaped rear garden with paved patio, lawn, flower and shrub planting and shed, together with landscaped frontage, garage with power and lighting and driveway parking for multiple vehicles. The property is offered with no forward chain.

Holmgrove is situated in an established residential area of Fareham, conveniently located for Locks Heath's shops, cafés, restaurants and everyday services. The property also benefits from good access to the A27 and M27, with Swanwick and Fareham railway stations nearby, providing connections towards Portsmouth, Southampton and the wider south coast. The nearby Solent coastline and surrounding countryside offer a range of leisure opportunities.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Well-presented three-bedroom link-detached family home situated within a quiet cul-de-sac

Offered for sale for the first time since being built with no forward chain

Spacious lounge with feature fireplace and inset electric fire

Lounge with access to the rear garden

Kitchen with oven and hob to remain, plus space for additional appliances

Separate dining room with useful built-in understairs storage

Conservatory with access to the rear garden

Hallway leading to downstairs cloakroom

Main bedroom with wardrobes to remain

Two further bedrooms, one with built-in storage

Main bathroom with three-piece suite

South-facing landscaped rear garden with paved patio providing an ideal outdoor dining area

Lawn with flower and shrub planting

Garden shed to remain

Garage with power and lighting

Partially paved frontage with Generous driveway for multiple vehicles.

ADDITIONAL INFORMATION

Property Construction: Traditional brick build

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

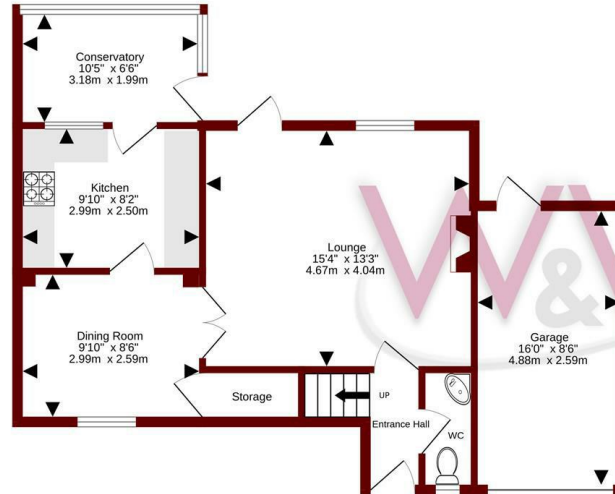
Heating: Warm-air heating system. The sellers inform us that the system was serviced in August 2026.

Broadband: Prospective purchasers are advised to check current availability and speeds with their preferred provider.

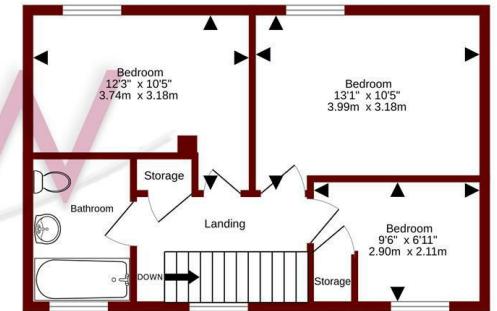
Mobile Coverage: Prospective purchasers are advised to check mobile coverage with their preferred network provider



Ground Floor
652 sq.ft. (60.6 sq.m.) approx.



1st Floor
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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