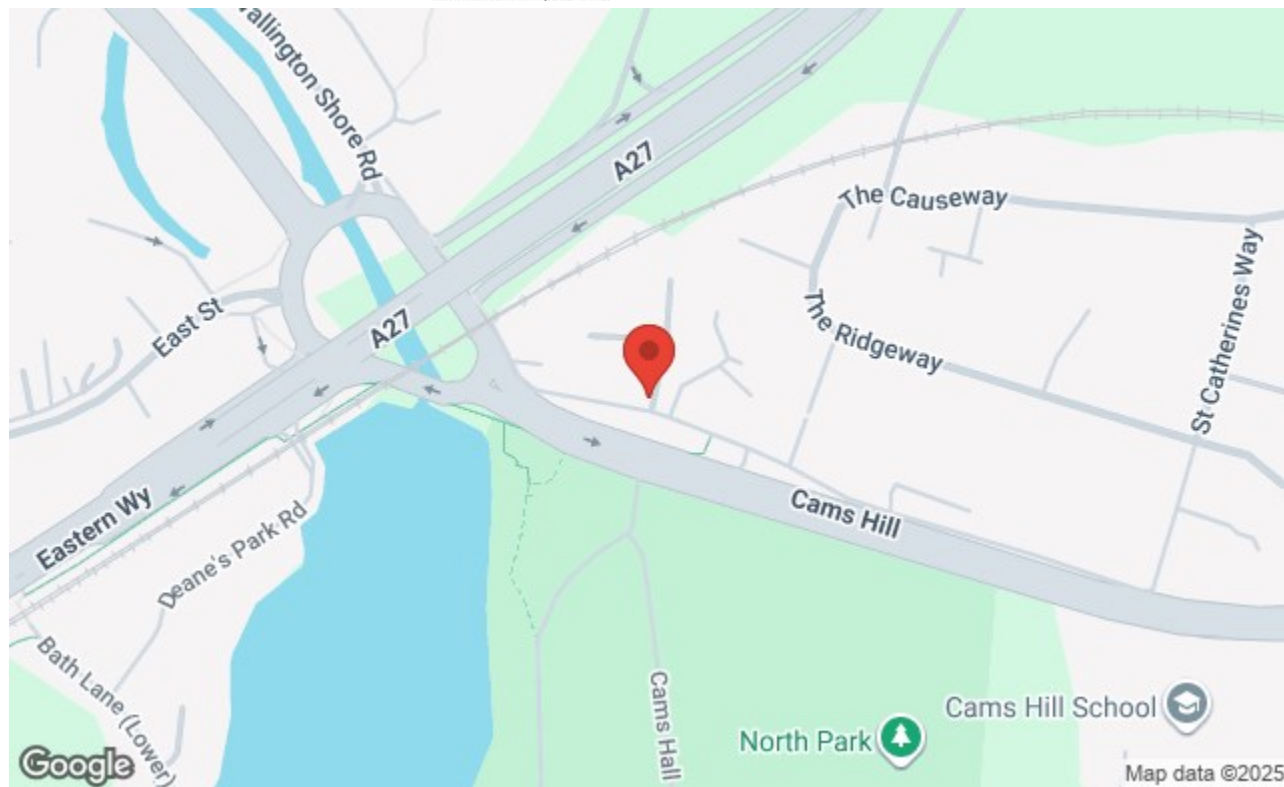


TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

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



Guide Price £340,000

Cams Hill, Fareham PO16 8QY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- CLAYPIPE COTTAGE
- TWO BEDROOMS
- SHOWER ROOM
- LOG BURNER
- KITCHEN/DINING ROOM
- LARGE REAR GARDEN
- OUTBUILDING
- WALKING DISTANCE TO FAREHAM TOWN CENTRE
- A MUST VIEW
- STREET PARKING

Welcome to Claypipe Cottage, a delightful end-terrace house located in the picturesque area of Cams Hill, Fareham. This charming property offers a perfect blend of modern comforts and traditional character, making it an ideal home for individuals or small families.

Spanning approximately 610 square feet, Claypipe Cottage features a welcoming reception room that is perfect for relaxation or entertaining guests. The interior boasts charming decor that enhances the cottage's warm and inviting atmosphere. The property includes two well-proportioned bedrooms, providing ample space for rest and privacy.

One of the standout features of this home is the ground floor shower room, which adds convenience to daily living. The cosy log burner in the reception room creates a lovely focal point and ensures a warm ambience during the colder

months, making it a perfect retreat.

The large rear garden is a true gem, offering a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the garden includes an outbuilding, which can serve various purposes, such as a workshop, storage, or even a creative space.

Claypipe Cottage is not just a house; it is a home filled with character and charm, set in a desirable location. With its appealing features and lovely garden, this property is sure to attract those seeking a tranquil lifestyle in Fareham. Do not miss the opportunity to make this enchanting cottage your own.

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



PROPERTY INFORMATION

LOUNGE
11'11" * 10'11" (3.65 * 3.35)

KITCHEN
10'3" * 9'4" (3.14 * 2.86)

DINING ROOM
7'0" * 7'4" (2.15 * 2.26)

BEDROOM ONE
12'0" * 11'1" (3.68 * 3.38)

BEDROOM TWO
10'0" * 8'8" (3.06 * 2.66)

BATHROOM
10'0" * 4'8" (3.06 * 1.44)

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.

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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

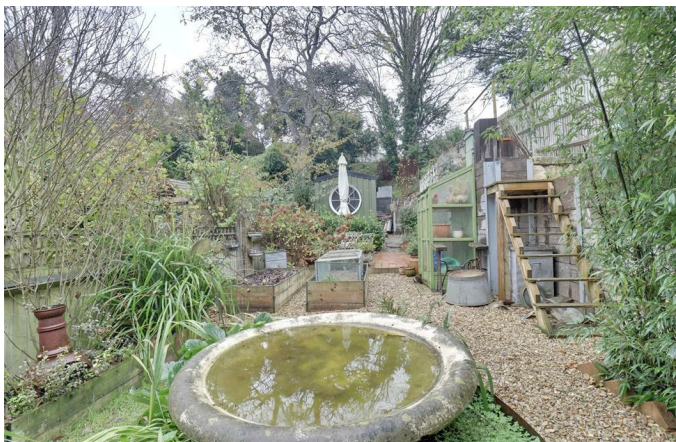
marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

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		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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