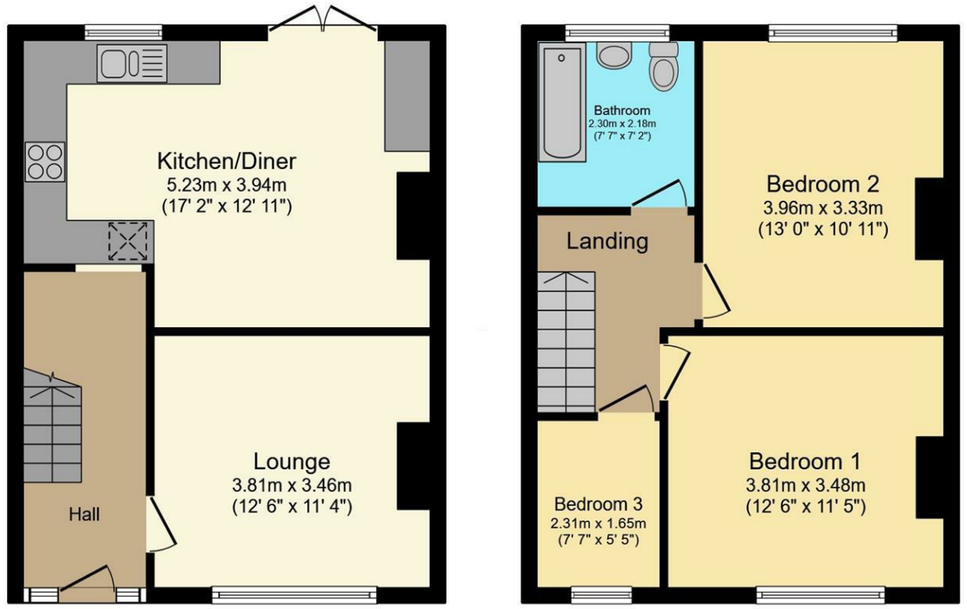
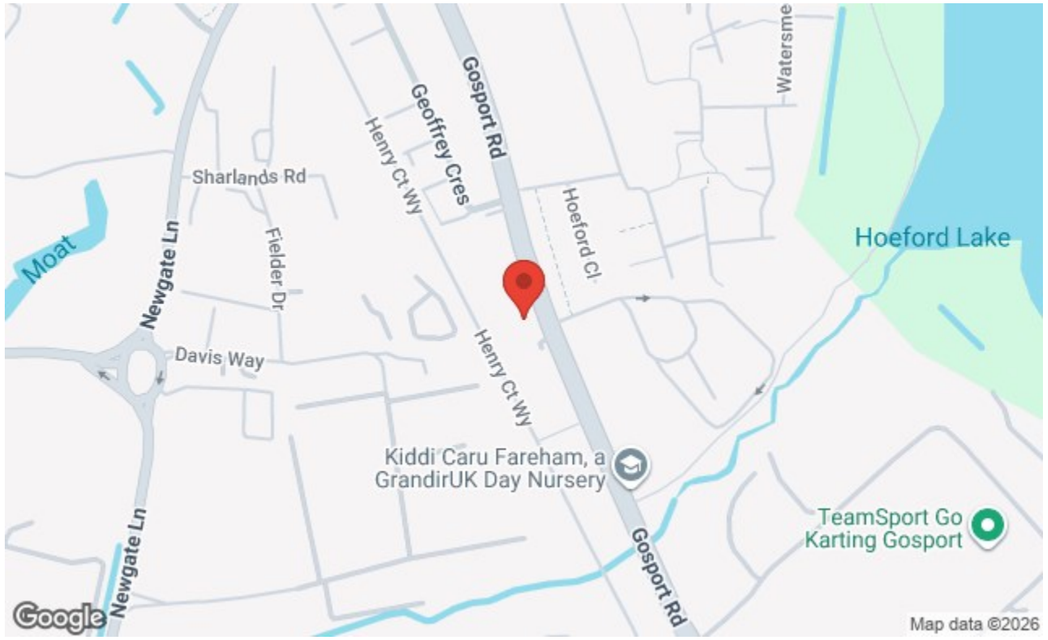


Ground Floor
Floor area 42.3 sq.m. (455 sq.ft.)

First Floor
Floor area 42.3 sq.m. (455 sq.ft.)

Total floor area: 84.6 sq.m. (911 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



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

FOR SALE

Guide Price £280,000

Gosport road, Fareham PO16 0SZ

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- IMMACULATELY PRESENTED THROUGHOUT
- STUNNING OPEN PLAN KITCHEN-DINER
- FULL RE-WIRE IN 2023
- SUNNY REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CENTRAL LOCATION WITH EXCELLENT TRANSPORT LINKS
- READY TO MOVE STRAIGHT INTO – NO WORK REQUIRED
- IDEAL FIRST TIME PURCHASE OR FAMILY HOME
- LIGHT AND AIRY THROUGHOUT WITH GOOD NATURAL LIGHT
- SCHOOLS AND LOCAL AMENITIES NEARBY

IMMACULATELY PRESENTED THROUGHOUT | STUNNING OPEN PLAN KITCHEN-DINER | OFF ROAD PARKING FOR MULTIPLE VEHICLES | CENTRAL LOCATION

Bernards are delighted to welcome to the market this beautifully presented three bedroom terraced home, perfectly positioned in a highly convenient central location offering the best of both worlds — with easy access into Fareham, excellent motorway links, and the coast just a short 15-minute drive away.

From the moment you step inside, it's clear this home has been lovingly maintained and thoughtfully improved by the current owners, including lots of upgrades throughout. The ground floor offers a superb layout, featuring a bright and spacious separate living room to the front, ideal for relaxing, alongside a truly impressive open plan kitchen-diner to the rear. This space is undoubtedly the heart of the home — modern, stylish and designed for both everyday living and entertaining, with direct access out to the garden.

Upstairs, the property continues to impress with two generous double bedrooms, both offering excellent space, along with a third single bedroom which would make a perfect home office, nursery or dressing room. The recently renovated bathroom is finished to a high standard, giving a sleek and contemporary feel.

Externally, the property benefits from a sunny rear garden — a great space to enjoy in the warmer months — while to the front there is the huge advantage of off-road parking for multiple vehicles, a rare find for properties of this style.

This is a fantastic opportunity to secure a turn-key home in a well-connected and popular location, ideal for first-time buyers, young families or those looking to upsize slightly without compromising on condition or convenience.

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

PROPERTY INFORMATION

LIVING ROOM
12'6" x 11'4" (3.81m x 3.45m)

KITCHEN/DINER
17'2" x 12'11" (5.23m x 3.94m)

BEDROOM ONE
12'6" x 11'6" (3.81m x 3.51m)

BEDROOM TWO
13'0" x 10'11" (3.96m x 3.33m)

BEDROOM THREE
7'6" x 5'4" (2.31m x 1.65m)

BATHROOM
7'7" x 7'2" (2.31m x 2.18m)

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.

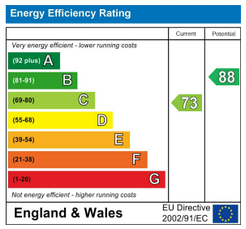
Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

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.



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