

**FOR SALE**

Offers Over £350,000

The Crossway, Fareham PO16 8NG

**bernards**  
THE ESTATE AGENTS



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## HIGHLIGHTS

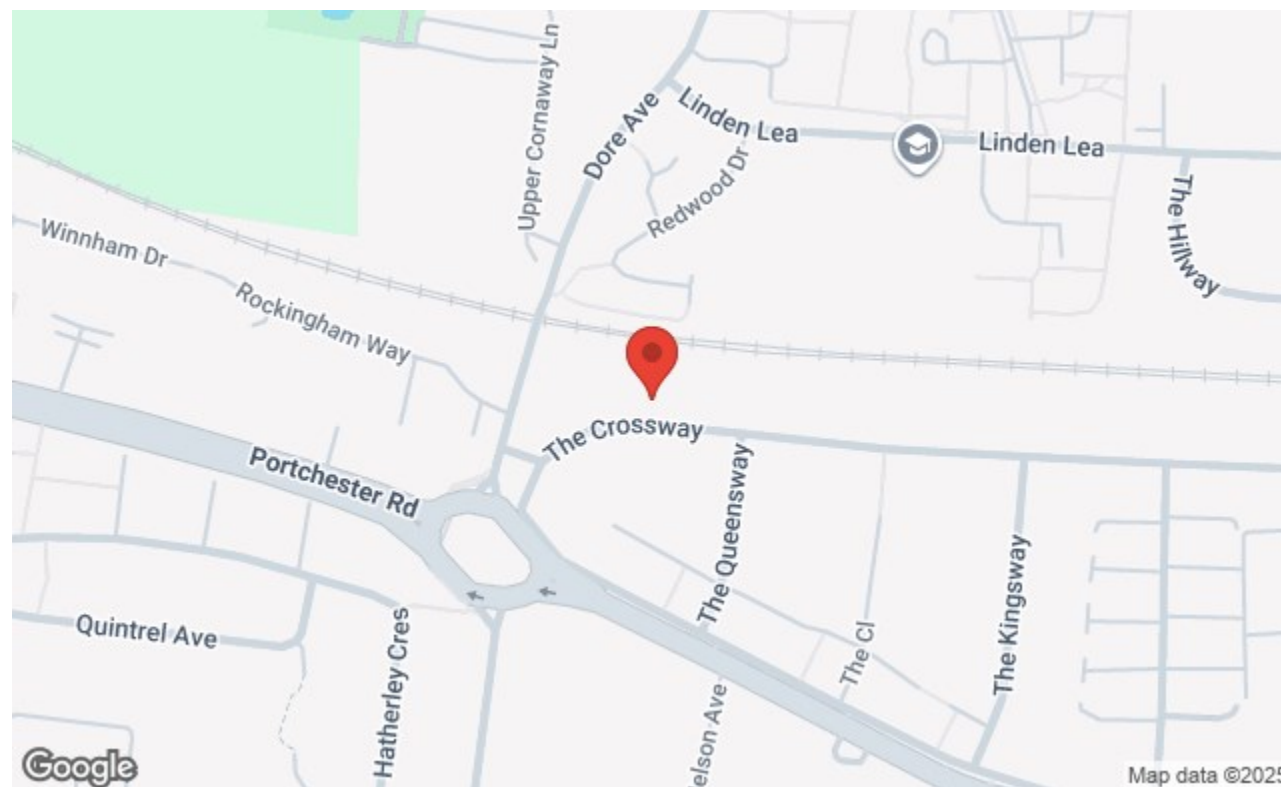
- ❖ SEMI DETACHED BUNGALOW
- ❖ TWO BEDROOMS
- ❖ SHOWER ROOM
- ❖ ORANGERY FACING REAR GARDEN
- ❖ PRIVATE DRIVE WAY FOR MULTIPLE VEHICLES
- ❖ MODERN FITTED KITCHEN
- ❖ LARGE REAR GARDEN
- ❖ GARDEN WORKSHOP/SHED WITH POWER
- ❖ CLOSE TO TRANSPORT LINKS
- A MUST VIEW

Located on The Crossway, Fareham, this delightful bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 894 square feet, the property features two well-proportioned reception rooms, providing ample space for relaxation and entertaining. With two inviting bedrooms, this home is ideal for small families, couples, or those seeking a peaceful retreat.

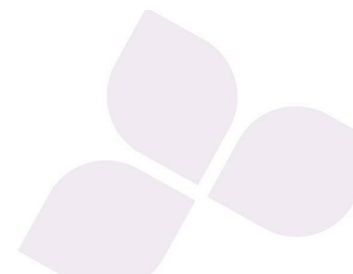
The shower room is thoughtfully designed, ensuring functionality and comfort. One of the standout features of this property is the expansive rear garden, which is perfect for outdoor activities or simply enjoying the fresh

air. The large decking area invites you to host summer barbecues or enjoy quiet evenings under the stars. Additionally, a garden workshop/shed with power adds versatility, whether for hobbies or extra storage.

The property is conveniently located close to transport links, making commuting and exploring the surrounding areas a breeze. This bungalow not only offers a comfortable living space but also the potential for a wonderful lifestyle in a sought-after location. Don't miss the opportunity to make this charming home your own.



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



Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LOUNGE**  
12'0" x 11'11" (3.66 x 3.65)

**KITCHEN**  
8'9" x 10'7" (2.69 x 3.23)

**ORANGERY**  
19'3" x 12'5" (5.87 x 3.79)

**BEDROOM ONE**  
12'0" x 15'5" (3.66 x 4.70)

**BEDROOM TWO**  
8'11" x 8'10" (2.72 x 2.70)

**SHOWER ROOM**  
5'8" x 5'6" (1.74 x 1.70)

**GARDEN WORKSHOP/SHED**  
7'8" x 17'1" (2.34 x 5.21)

**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.

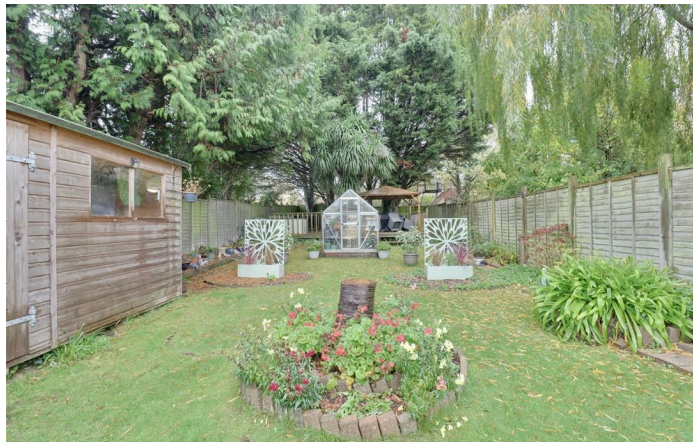
## SOLICITORS

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(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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