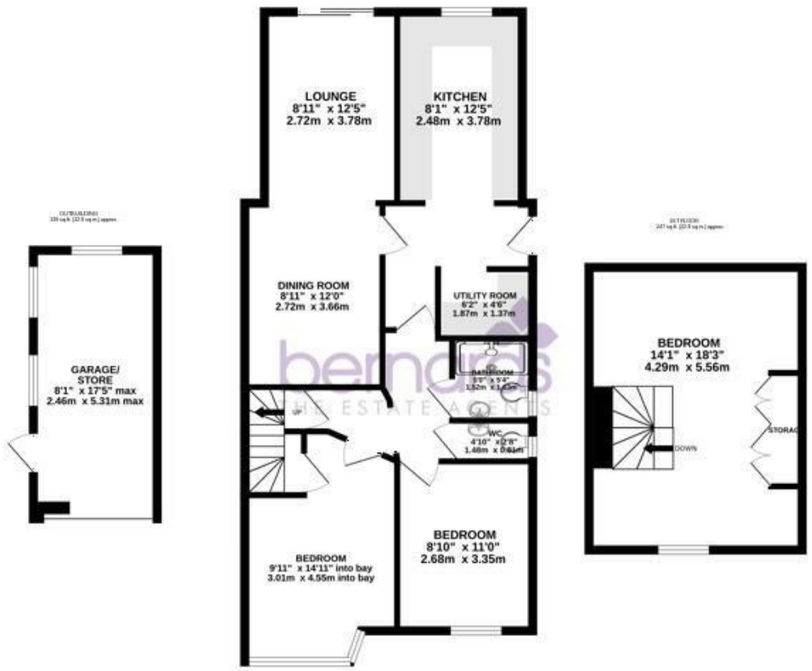
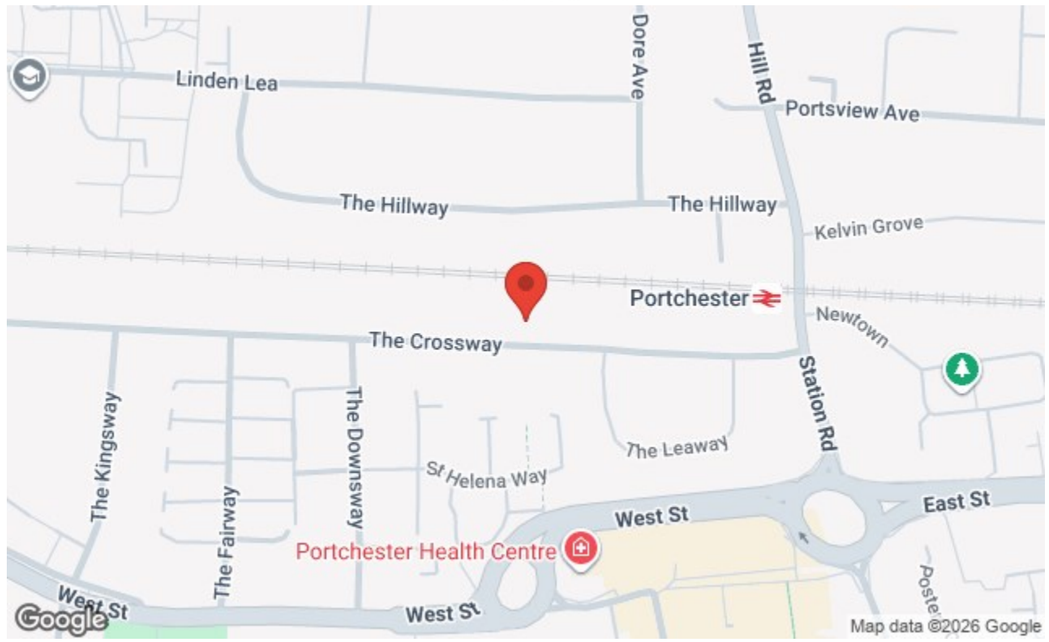



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

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

FOR SALE

# Asking Price £400,000

The Crossway, Fareham PO16 8PD

bernards
THE ESTATE AGENTS



3 2 1

## HIGHLIGHTS

- THREE BEDROOM SEMI DETACHED BUNGALOW
- OFF ROAD PARKING
- MODERN FITTED KITCHEN AND BATHROOM
- THREE DOUBLE BEDROOMS
- GARAGE
- LARGE REAR GARDEN
- CLOSE TO PUBLIC TRANSPORT

Nestled in the charming area of Portchester, this delightful three-bedroom semi-detached bungalow on The Crossway, Fareham, presents an excellent opportunity for comfortable living. The property boasts a spacious reception room, perfect for relaxation and entertaining guests.

The modern kitchen is well-equipped, offering a stylish space for culinary pursuits, while the two bathrooms provide convenience for family living. With ample parking available for up to three vehicles, including a garage, you will never have to worry about finding a space.

The rear garden is a true highlight of this property, immaculately maintained and providing a serene outdoor retreat. Whether you wish to enjoy a quiet morning coffee or host summer gatherings, this garden is sure to impress.

This bungalow combines modern amenities with a peaceful setting, making it an ideal choice for families or those seeking a tranquil lifestyle. Don't miss the chance to make this lovely property your new home.

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

# PROPERTY INFORMATION

**DRIVEWAY**

**ENTRANCE HALL**

**LOUNGE**
8'11" x 12'4" (2.72 x 3.78)

**DINING ROOM**
8'11" x 12'0" (2.72 x 3.66)

**KITCHEN**
8'1" x 12'4" (2.48 x 3.78)

**BATHROOM**

**UTILITY ROOM**
6'1" x 4'5" (1.87 x 1.37)

**WC**

**BEDROOM ONE**
9'10" x 14'11" (3.01 x 4.55)

**BEDROOM TWO**
8'9" x 10'11" (2.68 x 3.35)

**BEDROOM THREE**
14'0" x 18'2" (4.29 x 5.56)

**REAR GARDEN**

**GARAGE**
8'0" x 17'5" (2.46 x 5.31)

**ANTI - MONEY LAUNDERING**
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, have the authority to make or give any representation or warranty whatsoever in relation to this property.









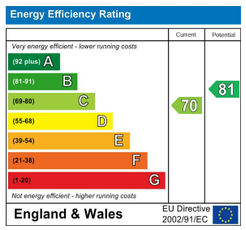













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