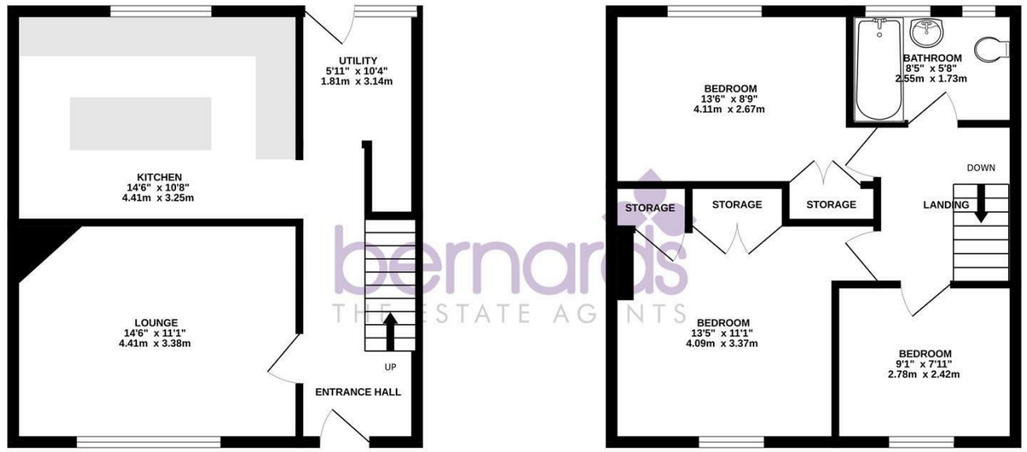
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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

FOR SALE

Offers In Excess Of £240,000

Kenwood Road, Fareham PO16 9LR

bernards THE ESTATE AGENTS



3 1 1

HIGHLIGHTS

- THREE BEDROOM MID TERRACE HOUSE
- OFF ROAD PARKING
- WALKING DISTANCE TO WATERFRONT
- IDEAL FOR FIRST TIME BUY
- PERFECT FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- FINAL IMPROVEMENTS NEEDED

Bernards Estate Agents are pleased to welcome to the market this three bedroom mid terraced house located on Kenwood Road, Fareham. This delightful three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 880 square feet, the property features a welcoming reception room that provides an ideal space for relaxation and entertaining.

The home boasts three well-proportioned bedrooms, making it suitable for families or those seeking extra space for guests or a home office. The three-piece family bathroom is thoughtfully designed, ensuring practicality for everyday living.

One of the standout features of this property is the off-road parking, providing a valuable amenity in this desirable area. The south-east facing rear garden is a lovely outdoor space, perfect for enjoying the sunshine and hosting summer gatherings.

Situated close to the picturesque waterfront and the historic Portchester Castle, residents will appreciate the rich history and scenic beauty that surrounds them. Additionally, local amenities are just a stone's throw away, ensuring that daily necessities are easily accessible.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer or seeking a family residence, this terraced house on Kenwood Road is certainly worth considering.

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

PROPERTY INFORMATION

DRIVEWAY

ENTRANCE HALL

LOUNGE
14'5" x 11'1" (4.41 x 3.38)

KITCHEN
14'5" x 10'7" (4.41 x 3.25)

UTILTY
5'11" x 10'3" (1.81 x 3.14)

LANDING

BEDROOM
13'5" x 11'0" (4.09 x 3.37)

STORAGE

BEDROOM
13'5" x 8'9" (4.11 x 2.67)

STORAGE

BEDROOM
9'1" x 7'11" (2.78 x 2.42)

STORAGE

BATHROOM
8'4" x 5'8" (2.55 x 1.73)

GARDEN

AGENT NOTES
The property was constructed by Reema Construction. We can provide advice regarding the potential implications this may have for mortgage lending and whether the property is likely to be acceptable to your chosen lender, with assistance from our mortgage advisor.

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.

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.

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.

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.

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.









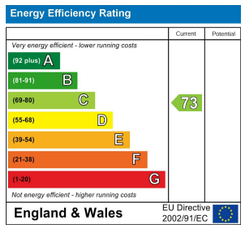












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