FOR SALE

# Offers Over £400,000

Riverside Avenue, Fareham PO16 8TF

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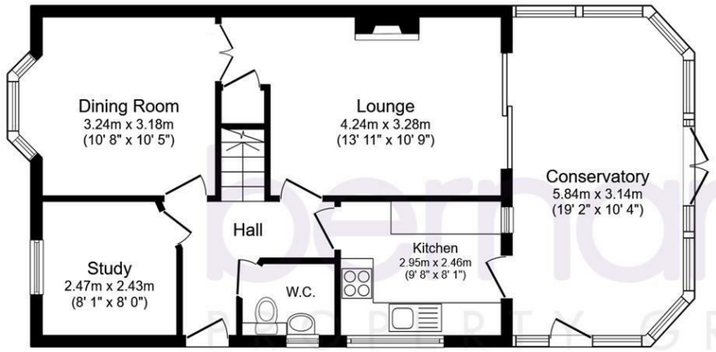
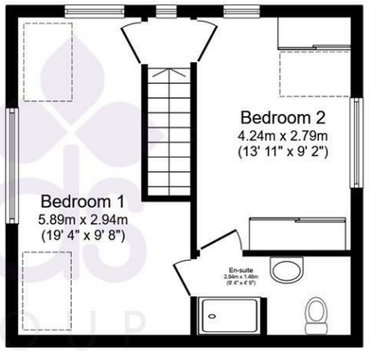
THE ESTATE AGENTS




Ground Floor




First Floor

Total floor area: 96.2 sq.m. (1,036 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

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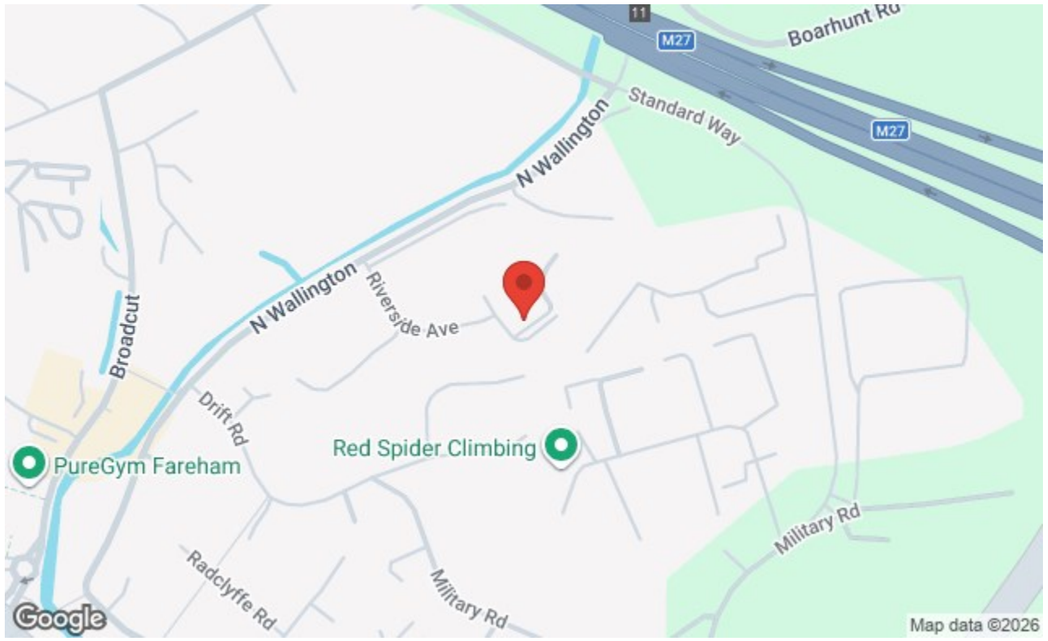
PROPERTY GROUP



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## HIGHLIGHTS

- DETACHED CHALET STYLE HOME
- HIGHLY DESIRABLE WALLINGTON LOCATION
- ELEVATED POSITION
- BEAUTIFULLY LANDSCAPED PRIVATE REAR GARDEN
- EXCELLENT ACCESS TO FAREHAM & MOTORWAY LINKS
- SPACIOUS LOUNGE & IMPRESSIVE CONSERVATORY
- DRIVEWAY PARKING + DETACHED GARAGE
- OWNED SOLAR PANELS
- VIEWING HIGHLY RECOMMENDED
- PEACEFUL VILLAGE POSITION WITH COUNTRYSIDE NEARBY

DETACHED CHALET STYLE HOME IN A PRIME WALLINGTON POSITION WITH DETACHED GARAGE & BEAUTIFULLY LANDSCAPED GARDEN

Bernards are delighted to welcome to the market this deceptively spacious and versatile detached chalet style home, positioned within one of Wallington's most desirable residential locations. Occupying an elevated position and offering over 1,000 sq ft of accommodation, this superb home combines flexible living space, excellent proportions and a beautifully private landscaped garden.

From the moment you arrive, the property immediately stands out with its attractive frontage, block paved driveway parking and detached garage, all positioned within this highly regarded village setting just moments from Fareham town centre, excellent transport links and surrounding countryside walks.

Internally, the accommodation offers fantastic flexibility throughout. The ground floor comprises a welcoming entrance hall, handy WC/utility room, separate study, spacious dining room which could easily serve as a third bedroom, fitted kitchen and a generous lounge flowing through into an impressive conservatory overlooking the rear garden.

To the first floor offers two double bedrooms, both beautifully proportioned with stunning outlooks, both sharing a Jack & Jill style en-suite shower room.

Externally, the rear garden has clearly been lovingly maintained, offering a private and peaceful setting with mature planting and excellent space for entertaining or relaxing during the summer months. The detached garage adds further practicality alongside ample driveway parking.

Further benefits include owned solar panels which feeds into a battery, adding excellent long-term efficiency and running cost benefits.

Properties within Wallington remain exceptionally popular due to the convenient access to Fareham town centre, excellent motorway links, nearby schools and the balance of village style living whilst still being close to everyday amenities. Viewing is advised !

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

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

# PROPERTY INFORMATION

**LOUNGE**
13'10" x 10'9" (4.24 x 3.28)

**DINING ROOM**
10'7" x 10'5" (3.24 x 3.18)

**STUDY**
8'1" x 7'11" (2.47 x 2.43)

**KITCHEN**
9'8" x 8'0" (2.95 x 2.46)

**CONSERVATORY**
19'1" x 10'3" (5.84 x 3.14)

**BEDROOM ONE**
19'1" x 9'7" (5.84 x 2.94)

**BEDROOM TWO**
13'10" x 9'1" (4.24 x 2.79)

**SHOWER ROOM**
9'3" x 4'10" (2.84 x 1.48)

**COUNCIL TAX BAND D**

**TENURE**
Freehold

**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.

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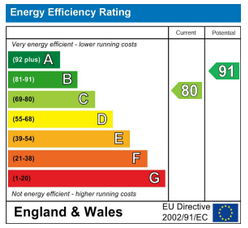


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