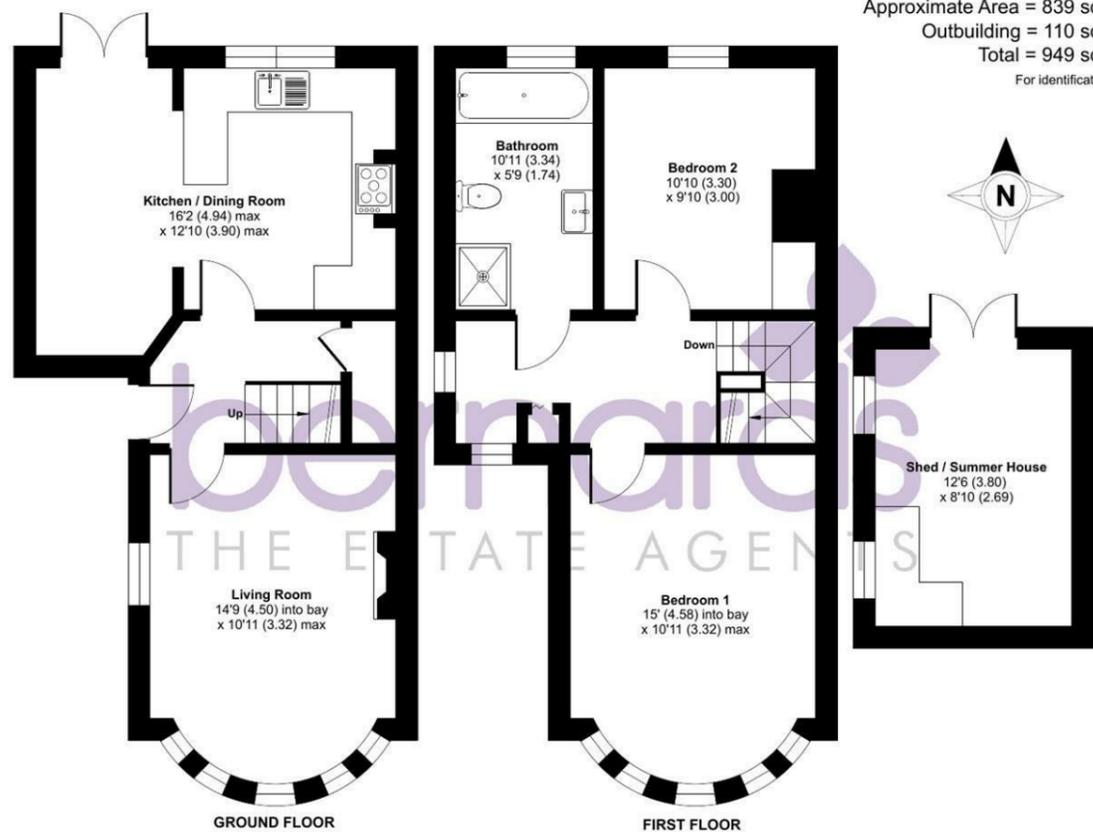


Beaconsfield Road, Fareham, PO16

Approximate Area = 839 sq ft / 77.9 sq m
 Outbuilding = 110 sq ft / 10.2 sq m
 Total = 949 sq ft / 88.1 sq m
 For identification only - Not to scale

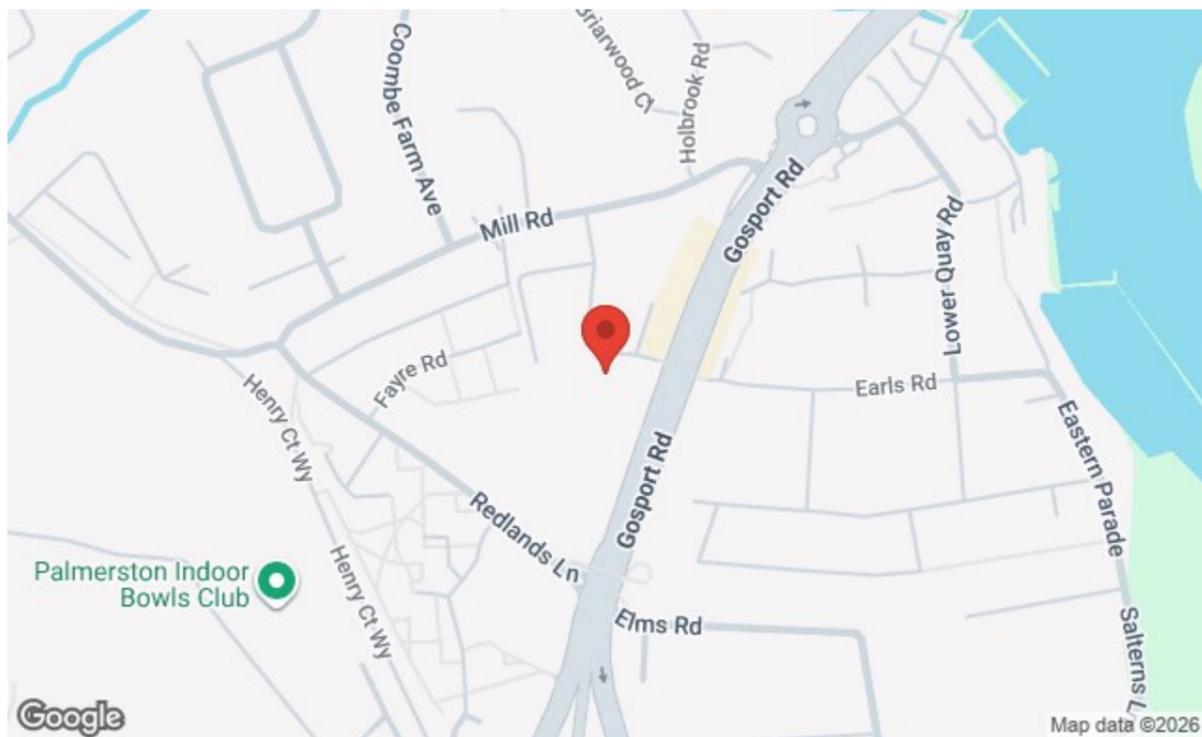


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1421518



Guide Price £325,000

Beaconsfield Road, Fareham PO16 0QB



HIGHLIGHTS

- ❖ SEMI DETACHED HOUSE
- ❖ TWO BEDROOMS
- ❖ FOUR PIECE BATHROOM
- ❖ KITCHEN/DINING ROOM
- ❖ LIVING ROOM
- ❖ PRIVATE DRIVEWAY
- ❖ SOUTH/WEST FACING REAR GARDEN
- ❖ A MUST VIEW
- ❖ WALKING DISTANCE TO REDLANDS PRIMARY SCHOOL

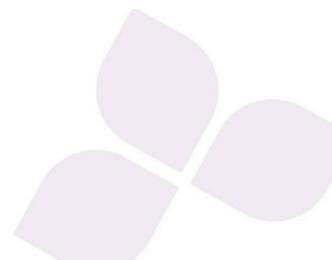
Situated on Beaconsfield Road in the charming town of Fareham, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 949 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen and dining room provide a warm and welcoming space for family meals and gatherings.

The house boasts a modern four-piece bathroom, ensuring that your daily routines are both comfortable and efficient. The south-west facing rear garden is a true highlight, offering a sun-drenched retreat for outdoor enjoyment, whether it be gardening, barbecuing, or simply unwinding in the fresh air.

For families, the property is conveniently located within walking distance to Redlands Primary School, making the morning school run a breeze. Parking is also a significant advantage, with space available for two vehicles, ensuring that you and your guests can come and go with ease.

This lovely home is perfect for those seeking a peaceful yet accessible lifestyle in Fareham. With its attractive features and prime location, it presents an excellent opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to make this charming house your new home.

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



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



PROPERTY INFORMATION

- LIVING ROOM**
14'9" * 10'10" (4.50 * 3.32)
- KITCHEN/DINING ROOM**
16'2" * 12'9" (4.94 * 3.90)
- BEDROOM ONE**
15'0" * 10'10" (4.58 * 3.32)
- BEDROOM TWO**
10'9" * 9'10" (3.30 * 3.00)
- BATHROOM**
10'11" * 5'8" (3.34 * 1.74)
- SHED/SUMMER HOUSE**
12'5" * 8'9" (3.80 * 2.69)
- 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		71	78
England & Wales			



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